

Executive Summary

Seward Park - Area 081

Annual Update

Characteristics Based Market Adjustment for 2014 Assessment Roll

Previous Physical Inspection: 2010
Number of Improved Sales: 504
Range of Sale Dates: 1/1/2011 – 1/1/2014 Sales were time adjusted to 1/1/2014

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
2013 Value	\$196,000	\$224,300	\$420,300			13.25%
2014 Value	\$224,000	\$258,400	\$482,400	\$522,900	92.5%	13.26%
\$ Change	+\$28,000	+\$34,100	+\$62,100			
% Change	+14.3%	+15.2%	+14.8%			

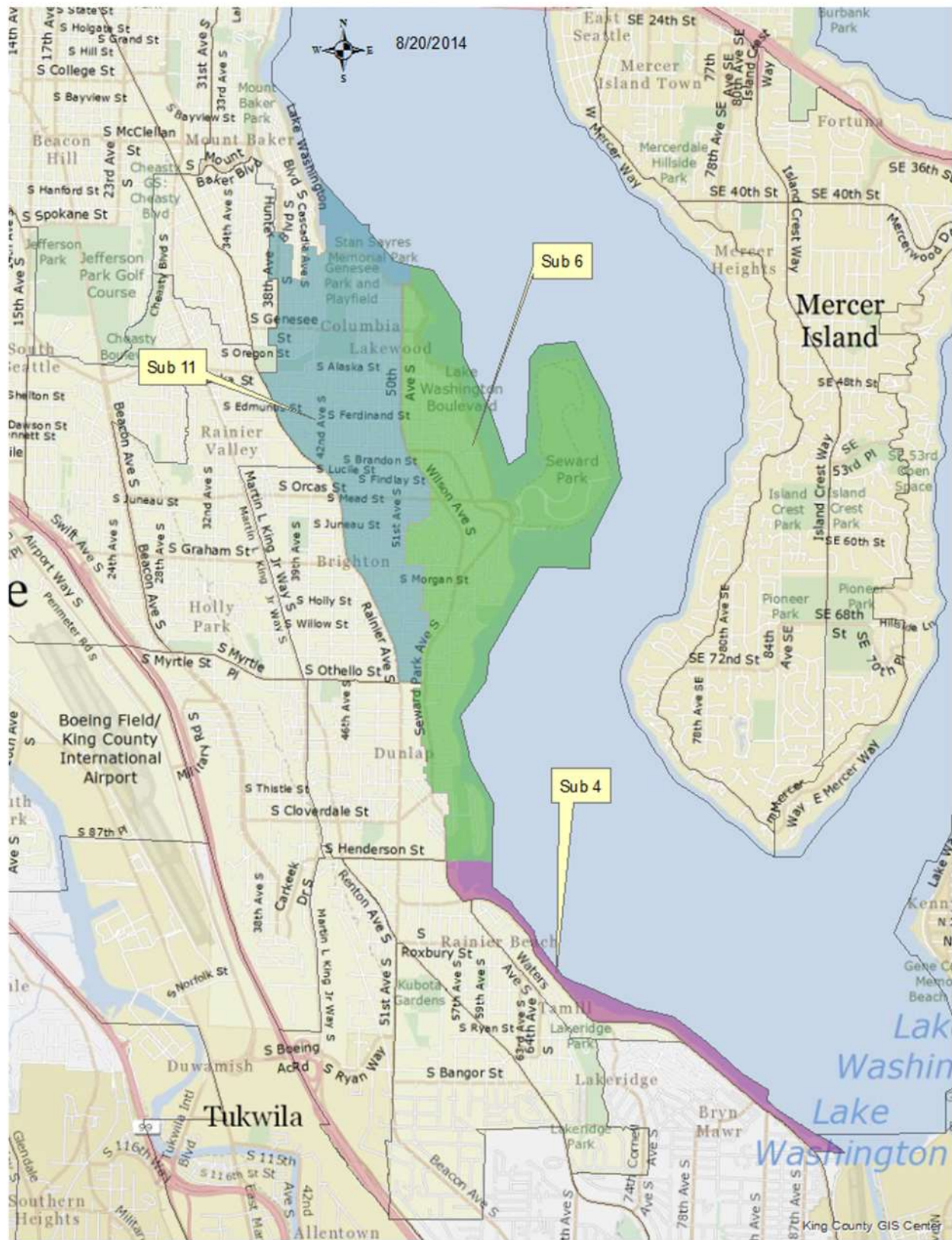
Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. No characteristic based variables were warranted, therefore there is virtually no change to the COD. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards.

Population - Improved Parcel Summary Data:			
	Land	Improvements	Total
2013 Value	\$208,200	\$197,800	\$406,000
2014 Value	\$238,500	\$227,500	\$466,000
% Change	+14.6%	+15.0%	+14.8%

Number of one to three unit residences in the population: 4,748

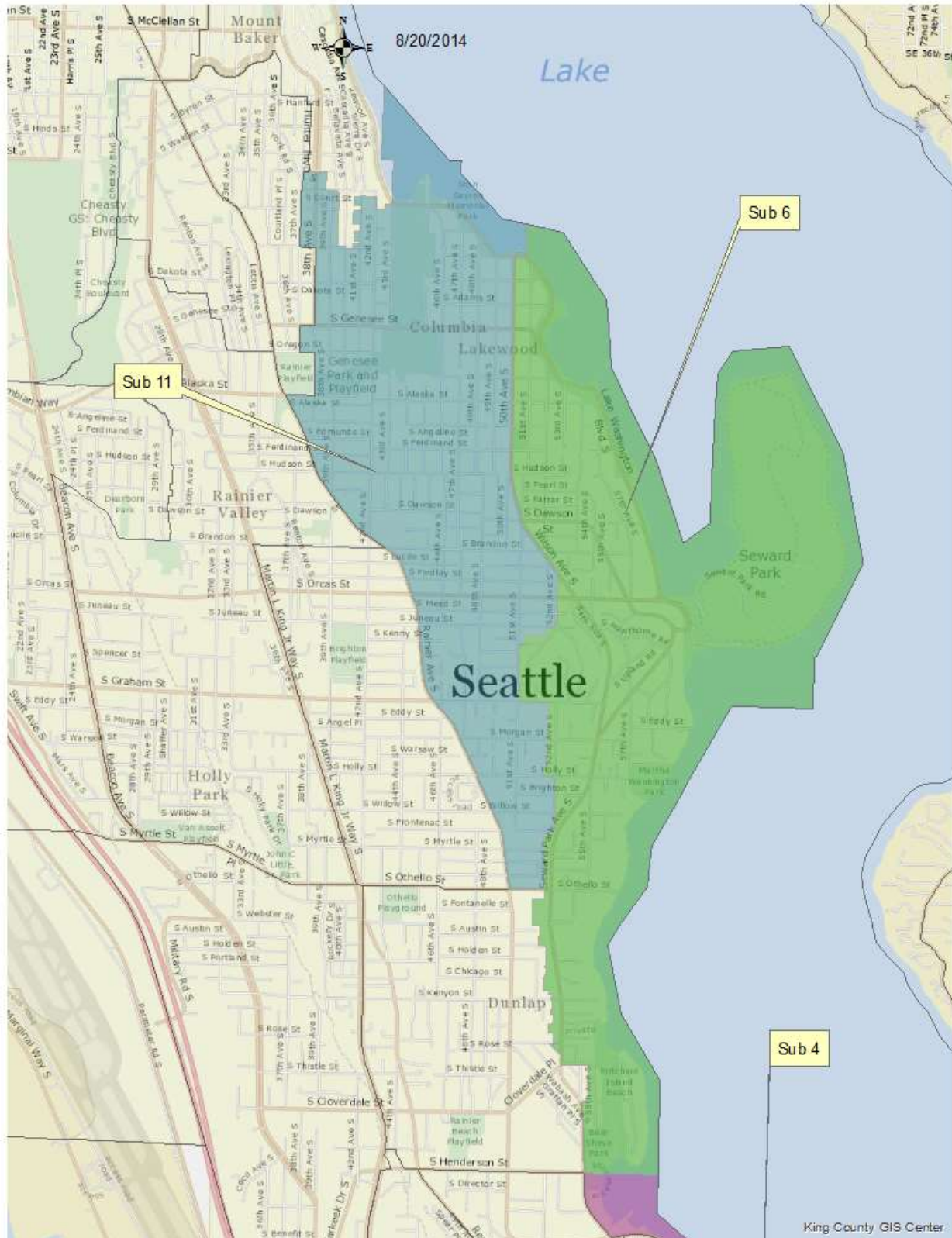
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The area required a single standard area adjustment.

Area - 081 - Map



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Area 081 –Sub Areas 6 and 11 Map



Area 081 –Sub Area 4 Map



Area 081 - Model Adjustments

1-3 Unit Residences

2014 Total Value = 2013 Total Value + Overall (+/-) Characteristic Adjustments

Standard Area Adjustment	# Parcels Adjusted	% of Population
+14.89%	4,748	100%

Due to truncating the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Annual Update Process

Effective Date of Appraisal: January 1, 2014

Date of Appraisal Report: August 19, 2014

Sales Screening for Improved Parcel Analysis

In order to ensure that the Assessor's analysis of sales of improved properties best reflects the market value of the majority of the properties within an area, non-typical properties must be removed so a representative sales sample can be analyzed to determine the new valuation level. The following list illustrates examples of non-typical properties which are removed prior to the beginning of the analysis.

1. Vacant parcels
2. Mobile Home parcels
3. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 2013
5. Existing residences where the data for 2013 is significantly different than the data for 2014 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Parcels with either land or improvement values of \$25,000 or less posted for the 2013 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

(See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis for more detailed information)

Land Update

Based on the 10 usable land sales available in the area, their 2013 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall +14.6% increase in land assessments in the area for the 2014 Assessment Year. The formula is:

2014 Land Value = 2013 Land Value * 1.145, with the result truncated to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The area required a single standard area adjustment.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 504 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2014. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.



The derived adjustment formula is:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * (1 - 0.06) / (0.8181582)$$

The resulting total value is truncated to the next \$1,000, *then*:

$$2014 \text{ Improvements Value} = 2014 \text{ Total Value} \text{ minus } 2014 \text{ Land Value}$$

Mobile Home Update

There were no mobile homes in this area.

Results

The resulting assessment level is 0.925. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2014 assessment year (taxes payable in 2015) results in an average total change from the 2013 assessments of +14.8%. This increase is due partly to market changes over time and the previous assessment levels.

Note: Additional information may reside in the Assessor's Real Property Database, Assessor's procedures, Revalue Plan, separate studies, and statutes.

Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (2013 Land Value + Previous Improvement Value) * 1.148.
- If the site is improved with a house and mobile home, the formula derived from the house is used to arrive at new total value.
- If "accessory improvements only", the Total % Change, as indicated by the sales sample, is used to arrive at a new total value. (2013 Land Value + Previous Improvement Value) * 1.148.
- If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous, whichever is less.
- If land value <= \$10,000 no adjustment is applied.
- If improvements and accessories <= \$10,000 no further adjustment applied.
- If vacant parcel (no improvement value), the land adjustment applies.
- If a parcel is coded "non-perc" (sewer system=3 or 4), there is no change from previous land value.
- If a parcel is coded "unbuildable" = 1, there is no change from previous land value.
- If a parcel is coded water district private restricted, or public restricted, there is no change from previous land value.
- If an improvement is coded "% net condition" or is in "poor" condition, then there is no change from previous improvement value, only the land adjustment applies.
- Any properties excluded from the annual up-date process are noted in RealProperty.

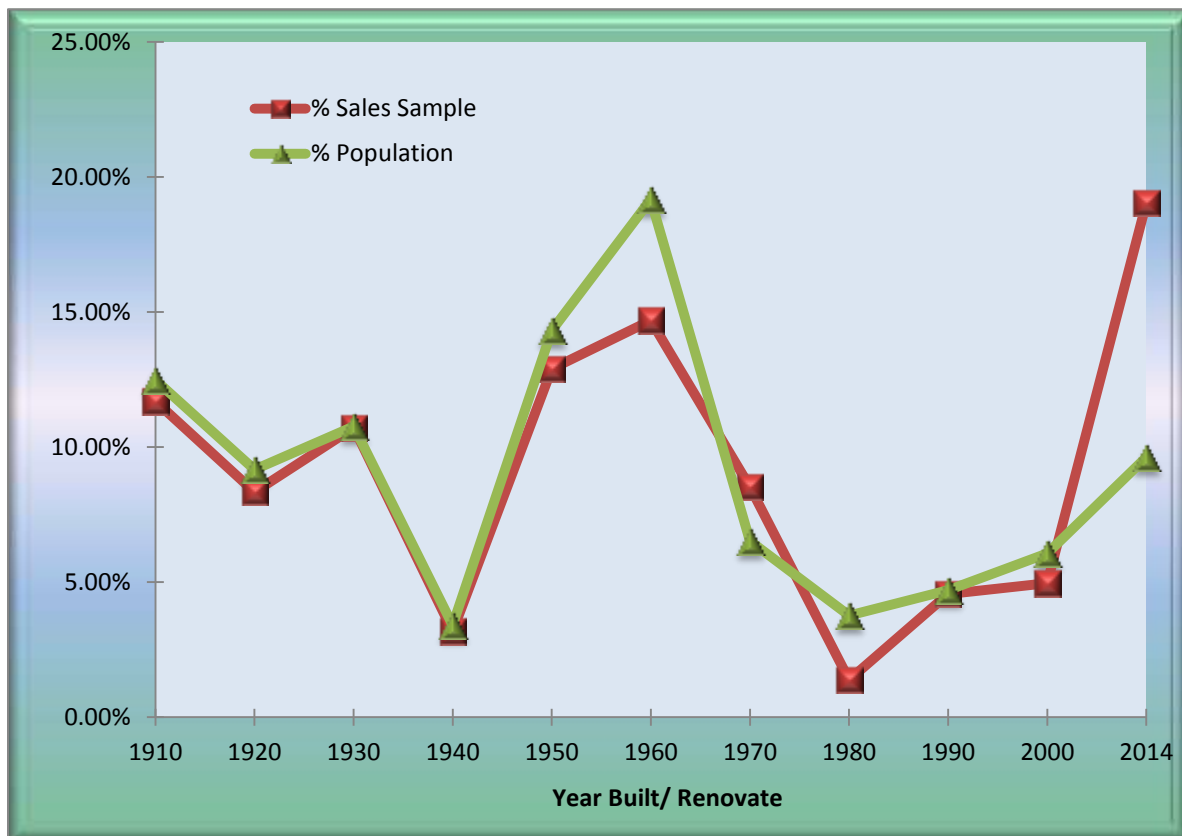
Sales Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	59	11.71%
1920	42	8.33%
1930	54	10.71%
1940	16	3.17%
1950	65	12.90%
1960	74	14.68%
1970	43	8.53%
1980	7	1.39%
1990	23	4.56%
2000	25	4.96%
2014	96	19.05%
504		

Population

Year Built/Ren	Frequency	% Population
1910	593	12.49%
1920	435	9.16%
1930	511	10.76%
1940	162	3.41%
1950	680	14.32%
1960	910	19.17%
1970	310	6.53%
1980	179	3.77%
1990	223	4.70%
2000	288	6.07%
2014	457	9.63%
4,748		



Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

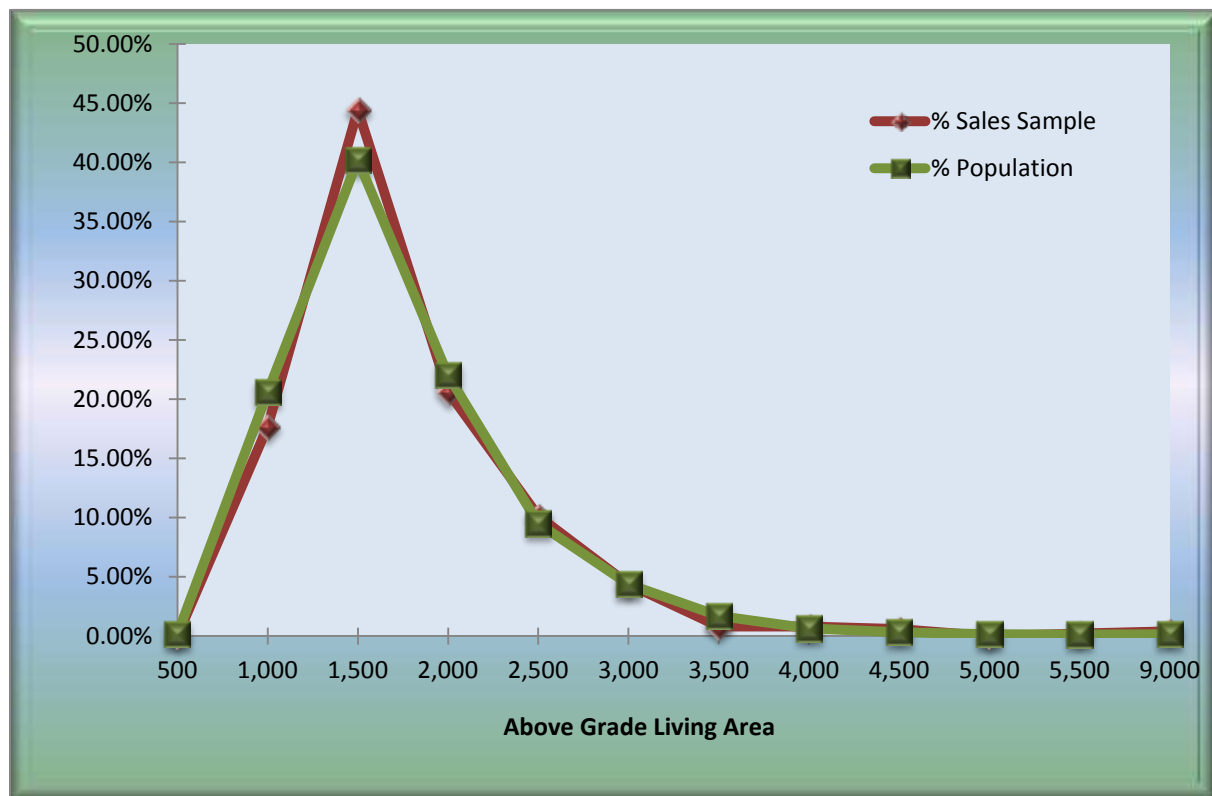
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	89	17.66%
1,500	224	44.44%
2,000	104	20.63%
2,500	51	10.12%
3,000	22	4.37%
3,500	4	0.79%
4,000	4	0.79%
4,500	3	0.60%
5,000	0	0.00%
5,500	1	0.20%
9,000	2	0.40%
504		

Population

AGLA	Frequency	% Population
500	8	0.17%
1,000	978	20.60%
1,500	1,909	40.21%
2,000	1,046	22.03%
2,500	452	9.52%
3,000	208	4.38%
3,500	81	1.71%
4,000	30	0.63%
4,500	15	0.32%
5,000	8	0.17%
5,500	6	0.13%
9,000	7	0.15%
4,748		



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area (AGLA). This distribution is ideal for both accurate analysis and appraisals.

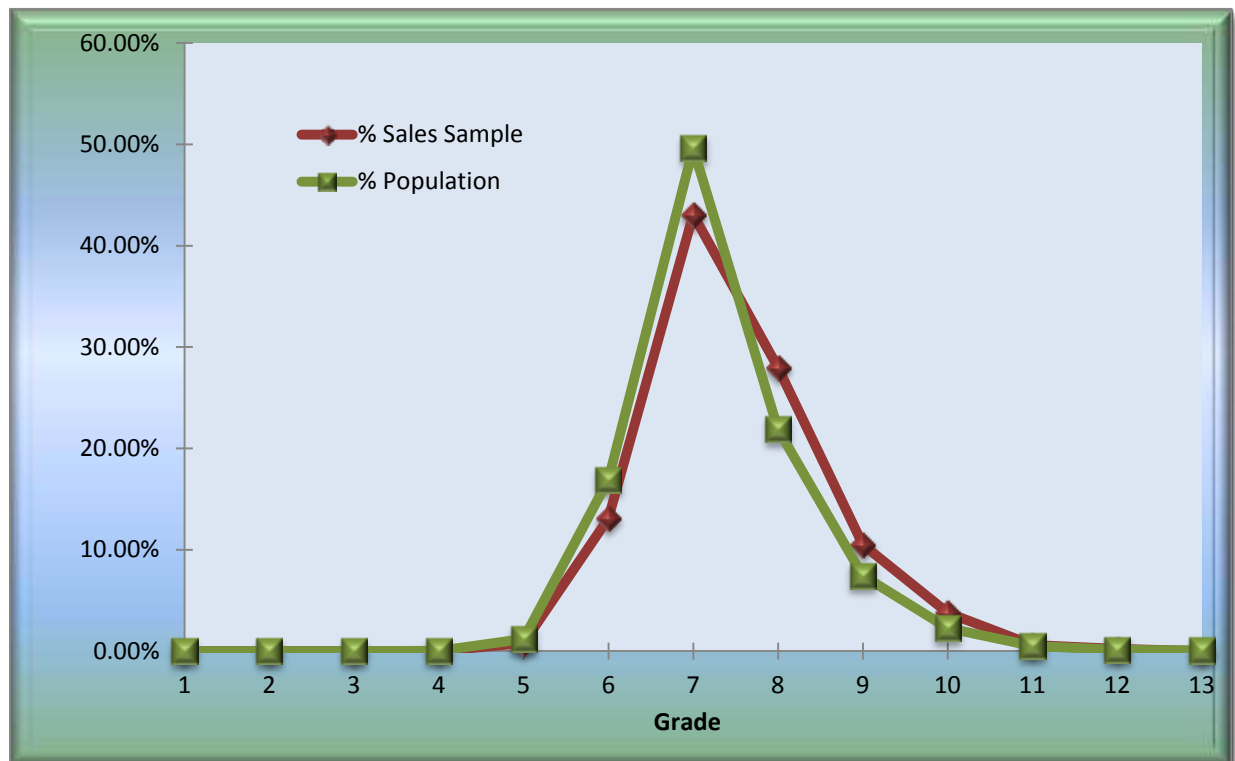
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	4	0.79%
6	66	13.10%
7	217	43.06%
8	141	27.98%
9	53	10.52%
10	19	3.77%
11	3	0.60%
12	1	0.20%
13	0	0.00%
	504	

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.02%
5	56	1.18%
6	804	16.93%
7	2,356	49.62%
8	1,039	21.88%
9	353	7.43%
10	108	2.27%
11	24	0.51%
12	5	0.11%
13	2	0.04%
	4,748	



The sales sample frequency distribution follows the population distribution fairly closely with regard to Building Grades. This distribution is adequate for both accurate analysis and appraisals.

Area 081 Market Value Changes Over Time

In a changing market, recognition of a sales trend to adjust a population of sold properties to a common date is required to allow for value differences over time between a range of sales dates and the assessment date. The following chart shows the % time adjustment required for sales to reflect the indicated market value as of the assessment date, **January 1, 2014**.

For example, a sale of \$475,000 which occurred on October 1, 2012 would be adjusted by the time trend factor of 1.073, resulting in an adjusted value of \$509,000 ($\$475,000 \times 1.073 = \$509,675$) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.175	17.5%
2/1/2011	1.170	17.0%
3/1/2011	1.166	16.6%
4/1/2011	1.161	16.1%
5/1/2011	1.156	15.6%
6/1/2011	1.151	15.1%
7/1/2011	1.146	14.6%
8/1/2011	1.141	14.1%
9/1/2011	1.136	13.6%
10/1/2011	1.132	13.2%
11/1/2011	1.127	12.7%
12/1/2011	1.122	12.2%
1/1/2012	1.117	11.7%
2/1/2012	1.112	11.2%
3/1/2012	1.107	10.7%
4/1/2012	1.102	10.2%
5/1/2012	1.098	9.8%
6/1/2012	1.093	9.3%
7/1/2012	1.088	8.8%
8/1/2012	1.083	8.3%
9/1/2012	1.078	7.8%
10/1/2012	1.073	7.3%
11/1/2012	1.068	6.8%
12/1/2012	1.063	6.3%
1/1/2013	1.058	5.8%
2/1/2013	1.053	5.3%
3/1/2013	1.049	4.9%
4/1/2013	1.044	4.4%
5/1/2013	1.039	3.9%
6/1/2013	1.034	3.4%
7/1/2013	1.029	2.9%
8/1/2013	1.024	2.4%
9/1/2013	1.020	2.0%
10/1/2013	1.015	1.5%
11/1/2013	1.010	1.0%
12/1/2013	1.005	0.5%
1/1/2014	1.000	0.0%

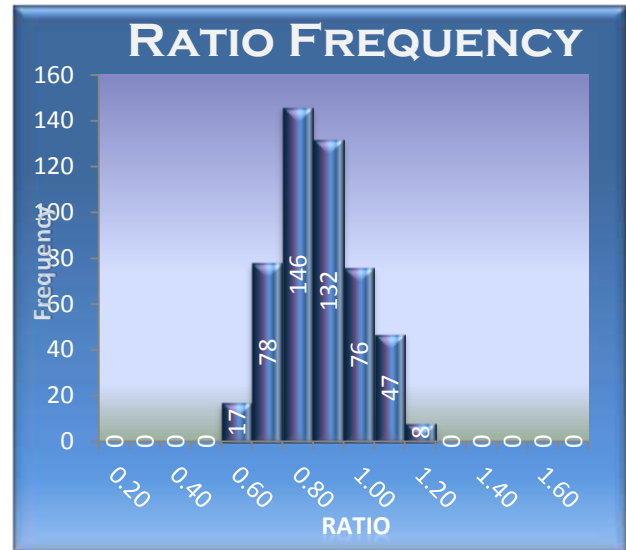
The time adjustment formula for Area 081 is: $(.8181582 - 1.308228E-04 * \text{SaleDay}) / (.8181582)$

SaleDay = SaleDate - 41640

Annual Update Ratio Study Report (Before) – 2013 Assessments

District: WC / Team: 2	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Seward Park	1/1/2013	8/19/2014	1/2011 - 12/2013
Area Number: 81	Appr ID:	Property Type:	Adjusted for time?
	KAND	1 to 3 Unit	YES

SAMPLE STATISTICS	
Sample size (n)	504
Mean Assessed Value	420,300
Mean Adj. Sales Price	522,900
Standard Deviation AV	180,164
Standard Deviation SP	228,972
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.818
Median Ratio	0.806
Weighted Mean Ratio	0.804
UNIFORMITY	
Lowest ratio	0.522
Highest ratio:	1.181
Coefficient of Dispersion	13.25%
Standard Deviation	0.132
Coefficient of Variation	16.13%
Price Related Differential (PRD)	1.018
RELIABILITY	
95% Confidence: Median	
Lower limit	0.790
Upper limit	0.821
95% Confidence: Mean	
Lower limit	0.807
Upper limit	0.830
SAMPLE SIZE EVALUATION	
N (population size)	4748
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.132
Recommended minimum:	28
Actual sample size:	504
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	273
# ratios above mean:	231
z:	1.871
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 081

Sales Prices are adjusted for time to the Assessment Date of 1/1/2014

Annual Update Ratio Study Report (After) – 2014 Assessments

District: WC / Team: 2		Appr. Date:	Date of Report:	Sales Dates:
Area Name: Seward Park		1/1/2014	8/19/2014	1/2011 - 12/2013
Area Number: 81		Appr. ID:	Property Type:	Adjusted for time?
		KAND	1 to 3 Unit	YES
SAMPLE STATISTICS				
Sample size (n)		504		
Mean Assessed Value		482,400		
Mean Sales Price		522,900		
Standard Deviation AV		207,007		
Standard Deviation SP		228,972		
ASSESSMENT LEVEL				
Arithmetic Mean Ratio		0.939		
Median Ratio		0.925		
Weighted Mean Ratio		0.923		
UNIFORMITY				
Lowest ratio		0.597		
Highest ratio:		1.356		
Coefficient of Dispersion		13.26%		
Standard Deviation		0.152		
Coefficient of Variation		16.14%		
Price Related Differential (PRD)		1.018		
RELIABILITY				
95% Confidence: Median				
Lower limit		0.907		
Upper limit		0.942		
95% Confidence: Mean				
Lower limit		0.926		
Upper limit		0.952		
SAMPLE SIZE EVALUATION				
N (population size)		4748		
B (acceptable error - in decimal)		0.05		
S (estimated from this sample)		0.152		
Recommended minimum:		37		
Actual sample size:		504		
Conclusion:		OK		
NORMALITY				
Binomial Test				
# ratios below mean:		273		
# ratios above mean:		231		
z:		1.871		
Conclusion:		Normal*		
*i.e. no evidence of non-normality				

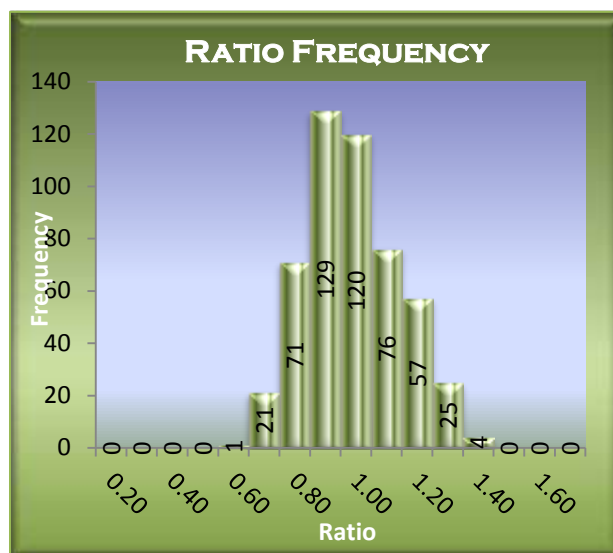
RATIO FREQUENCY

Ratio	Frequency
0.60	21
0.70	71
0.80	129
0.90	120
1.00	76
1.10	57
1.20	25
1.30	4
1.40	0
1.50	0
1.60	0

COMMENTS:

1 to 3 Unit Residences throughout Area 081

Sales Prices are adjusted for time to the Assessment Date of 1/1/2014.



COMMENTS:

1 to 3 Unit Residences throughout Area 081

Sales Prices are adjusted for time to the Assessment Date of 1/1/2014.

Improved Sales Used in This Annual Update Analysis

Area 081 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bl dg Grade	Year Built/Ren	Cond	Lot Size	V i e w	Water-front	Situs Address
4	9	222040	0055	01/28/13	\$695,000	\$733,000	1,200	7	1949	Avg	10,060	Y	Y	10452 RAINIER AVE S
4	9	405820	1581	04/15/11	\$722,000	\$837,000	1,730	7	1958	Avg	14,253	Y	Y	10890 RAINIER AVE S
4	9	405820	1580	05/31/11	\$945,000	\$1,088,000	1,170	8	1955	Good	12,077	Y	Y	10884 RAINIER AVE S
4	9	222040	0030	05/17/13	\$945,000	\$980,000	1,260	8	1947	Avg	12,127	Y	Y	10424 RAINIER AVE S
4	9	756760	0020	07/03/13	\$822,500	\$846,000	1,430	8	1932	Good	13,156	Y	Y	11230 RAINIER AVE S
4	9	756760	0006	03/26/13	\$850,000	\$888,000	1,540	8	1997	Avg	16,487	Y	Y	11202 RAINIER AVE S
4	9	712930	1735	08/30/12	\$650,000	\$701,000	1,690	8	1937	Avg	4,816	Y	Y	9770 RAINIER AVE S
4	9	807300	0660	09/18/13	\$850,000	\$864,000	1,770	8	1999	Avg	6,048	Y	Y	9942 RAINIER AVE S
4	9	712930	1340	10/08/13	\$993,300	\$1,007,000	2,570	8	1965	Good	1,926	Y	Y	9908 RAINIER AVE S
4	9	712930	1665	11/16/12	\$637,750	\$680,000	1,740	9	1981	Avg	1,170	Y	Y	9846 RAINIER AVE S
4	9	712930	3095	01/13/11	\$825,000	\$968,000	2,620	9	1962	Good	2,830	Y	Y	9654 RAINIER AVE S
4	9	712930	3072	07/27/12	\$805,000	\$872,000	2,910	9	1983	Avg	2,433	Y	Y	9640 RAINIER AVE S
4	9	712930	1295	10/12/12	\$1,155,000	\$1,237,000	2,110	1	1998	Avg	8,287	Y	Y	10236 RAINIER AVE S
4	9	807300	0455	04/20/11	\$1,250,000	\$1,447,000	5,310	1	2008	Avg	18,027	Y	Y	9954 RAINIER AVE S
4	9	712930	1288	09/03/13	\$1,400,000	\$1,427,000	3,070	1	2002	Avg	8,645	Y	Y	10228 RAINIER AVE S
6	1	123100	0555	03/06/13	\$310,000	\$325,000	680	6	1909	Good	6,800	N	N	5132 S DAWSON ST
6	1	123100	0340	08/16/13	\$325,000	\$332,000	770	6	1910	Avg	4,000	N	N	5230 S FARRAR ST
6	1	123100	0030	03/11/11	\$377,500	\$439,000	850	6	2011	Avg	3,900	N	N	5020 51ST AVE S
6	1	333600	1715	08/22/11	\$197,000	\$224,000	850	6	1924	Avg	6,600	N	N	8633 55TH AVE S
6	1	123100	0605	01/25/12	\$365,000	\$406,000	920	6	1900	Good	3,400	N	N	5207 S FARRAR ST
6	1	123100	0726	10/29/12	\$415,000	\$443,000	860	7	1948	Good	4,900	N	N	5200 S DAWSON ST
6	1	123100	0710	06/05/13	\$359,500	\$372,000	860	7	1948	Good	5,000	N	N	5210 S DAWSON ST
6	1	123100	1115	05/13/13	\$425,000	\$441,000	990	7	1917	Good	3,400	N	N	5205 S MAYFLOWER ST
6	1	123100	0025	10/02/12	\$334,750	\$359,000	1,010	7	1989	Good	3,900	N	N	5018 51ST AVE S
6	1	123100	0360	06/07/11	\$323,000	\$371,000	1,050	7	1974	Good	4,000	N	N	5214 S FARRAR ST
6	1	123100	0924	10/19/12	\$335,000	\$359,000	1,090	7	2006	Avg	3,400	N	N	5117 S DAWSON ST
6	1	352404	9071	06/08/11	\$336,000	\$386,000	1,160	7	1927	Good	7,800	N	N	7932 SEWARD PARK AVE S
6	1	123100	0215	04/23/12	\$426,350	\$468,000	1,180	7	1963	Avg	7,020	Y	N	5224 S PEARL ST

Improved Sales Used in This Annual Update Analysis

Area 081 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bl dg Grade	Year Built/Ren	Cond	Lot Size	V e w	Water-front	Situs Address
6	1	123100	0885	08/11/11	\$331,500	\$378,000	1,250	7	1986	Avg	6,000	N	N	5208 S MAYFLOWER ST
6	1	123100	0535	06/07/13	\$487,000	\$503,000	1,260	7	1961	Good	4,000	N	N	5121 S FARRAR ST
6	1	333600	2061	08/26/13	\$440,000	\$449,000	1,290	7	1955	Good	7,150	N	N	8420 55TH AVE S
6	1	352404	9085	03/14/11	\$387,000	\$450,000	1,440	7	1930	Avg	4,000	N	N	5316 S BUDD CT
6	1	558320	0907	08/29/13	\$363,000	\$370,000	1,440	7	1993	Avg	3,949	N	N	5007 51ST AVE S
6	1	123100	1170	07/10/12	\$565,000	\$614,000	1,580	7	1918	VGood	4,000	N	N	5249 S MAYFLOWER ST
6	1	333600	1660	10/24/11	\$382,000	\$431,000	1,590	7	1906	Avg	5,500	N	N	8605 55TH AVE S
6	1	123100	0300	03/09/11	\$482,000	\$561,000	1,700	7	2000	Avg	4,000	Y	N	5235 S PEARL ST
6	1	941240	0125	03/28/13	\$350,000	\$366,000	1,740	7	1951	Avg	6,435	N	N	7535 SEWARD PARK AVE S
6	1	333600	1730	03/11/13	\$375,000	\$393,000	2,160	7	1919	Avg	8,614	N	N	8730 WABASH AVE S
6	1	333600	2100	11/13/12	\$330,000	\$352,000	1,050	8	1961	Avg	7,480	N	N	8440 55TH AVE S
6	1	941240	0106	02/15/11	\$460,000	\$537,000	1,260	8	1954	Good	11,022	N	N	7723 SEWARD PARK AVE S
6	1	558320	0917	10/24/13	\$442,000	\$447,000	1,340	8	2002	Avg	1,856	N	N	5009 S HUDSON ST
6	1	941240	0109	12/21/11	\$365,000	\$408,000	1,390	8	1961	Avg	7,852	N	N	7711 SEWARD PARK AVE S
6	1	123100	0820	04/05/13	\$555,000	\$579,000	1,580	8	1953	Good	6,500	N	N	5246 S MAYFLOWER ST
6	1	123100	0525	06/05/13	\$527,000	\$545,000	1,700	8	2003	Avg	4,000	N	N	5115 S FARRAR ST
6	1	123100	0520	03/15/11	\$470,000	\$547,000	1,700	8	2002	Avg	4,000	N	N	5111 S FARRAR ST
6	1	123100	0380	06/18/13	\$625,000	\$645,000	1,710	8	2013	Avg	5,100	N	N	5200 S FARRAR ST
6	1	110900	0395	02/17/11	\$460,000	\$537,000	1,890	8	1911	Good	7,900	N	N	7125 SEWARD PARK AVE S
6	1	110900	0375	06/03/13	\$525,000	\$543,000	2,010	8	1907	VGood	6,300	N	N	7109 SEWARD PARK AVE S
6	1	352404	9174	02/11/11	\$355,000	\$415,000	1,460	9	1991	Avg	5,200	Y	N	8324 54TH AVE S
6	1	941240	0085	10/01/12	\$769,000	\$825,000	1,750	9	1959	VGood	15,312	N	N	7751 SEWARD PARK AVE S
6	1	352404	9186	06/08/12	\$580,000	\$633,000	2,440	9	2003	Avg	5,000	Y	N	8304 54TH AVE S
6	1	123100	0070	06/04/12	\$665,000	\$726,000	2,480	9	2000	Avg	3,900	N	N	5015 52ND AVE S
6	1	352404	9191	03/18/13	\$535,000	\$560,000	2,570	9	2007	Avg	5,002	N	N	7929 SEWARD PARK AVE S
6	1	352404	9005	03/11/13	\$535,000	\$560,000	2,570	9	2007	Avg	5,373	N	N	7925 SEWARD PARK AVE S
6	1	352404	9190	11/12/12	\$445,000	\$475,000	2,570	9	2007	Avg	5,373	N	N	7921 SEWARD PARK AVE S
6	1	352404	9185	12/31/13	\$525,000	\$525,000	2,810	9	2007	Avg	5,000	N	N	8301 54TH AVE S

Improved Sales Used in This Annual Update Analysis

Area 081 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bl dg Grade	Year Built/Ren	Cond	Lot Size	V i e w	Water-front	Situs Address
6	1	123100	0645	05/17/13	\$260,000	\$270,000	2,070	1	2014	Avg	4,000	Y	N	5237 S FARRAR ST
6	2	524980	5095	04/23/13	\$462,000	\$481,000	700	6	1918	Good	2,400	N	N	4814 55TH AVE S
6	2	262404	9111	08/07/12	\$335,000	\$362,000	780	6	1925	Avg	5,664	N	N	5228 S ORCHARD TER
6	2	524980	5125	10/07/13	\$513,500	\$521,000	810	6	1906	Good	2,700	Y	N	5502 S FERDINAND ST
6	2	524980	4160	10/24/12	\$285,000	\$305,000	850	6	1918	Avg	3,600	Y	N	5108 S ALASKA ST
6	2	262404	9103	06/21/11	\$380,000	\$436,000	1,040	6	1925	Avg	4,576	N	N	5239 S MYRTLE ST
6	2	262404	9101	06/19/12	\$280,000	\$305,000	1,130	6	1925	Avg	4,160	N	N	5249 S MYRTLE ST
6	2	524980	3750	12/14/13	\$429,000	\$430,000	1,340	6	1918	Good	7,200	N	N	4614 50TH AVE S
6	2	372380	0131	01/13/11	\$380,000	\$446,000	1,340	6	1925	Avg	6,040	N	N	5253 S BRANDON ST
6	2	415430	4635	02/21/12	\$342,500	\$380,000	1,400	6	1913	Avg	5,400	N	N	4414 50TH AVE S
6	2	372380	0115	07/27/13	\$430,000	\$441,000	1,460	6	1914	Avg	12,000	N	N	5247 S BRANDON ST
6	2	372380	0095	11/01/13	\$475,000	\$480,000	1,520	6	1938	Good	7,439	N	N	5607 WILSON AVE S
6	2	415430	5125	10/01/12	\$430,000	\$461,000	860	7	1916	Good	7,214	Y	N	4815 52ND AVE S
6	2	415430	5140	01/17/13	\$381,500	\$403,000	950	7	1915	Good	3,600	Y	N	4823 52ND AVE S
6	2	110200	1073	09/04/13	\$371,000	\$378,000	950	7	1950	Avg	6,600	Y	N	5536 S HOLLY ST
6	2	524980	3800	09/23/13	\$515,950	\$524,000	980	7	1927	Good	4,000	Y	N	5015 S SNOQUALMIE ST
6	2	262404	9155	12/23/11	\$293,900	\$329,000	1,040	7	1956	Avg	4,840	N	N	5412 S OTHELLO ST
6	2	110200	0523	09/26/13	\$425,000	\$432,000	1,060	7	1921	Good	5,940	Y	N	5404 S HOLLY ST
6	2	524980	3815	03/12/13	\$530,000	\$555,000	1,080	7	1927	Good	4,000	Y	N	4603 51ST AVE S
6	2	262404	9093	12/19/12	\$399,000	\$423,000	1,080	7	1947	Avg	4,850	N	N	5223 S MYRTLE ST
6	2	110200	1090	09/07/12	\$415,000	\$447,000	1,130	7	1927	Avg	6,208	Y	N	6540 HOLLY TER S
6	2	214730	0045	05/28/13	\$510,000	\$528,000	1,160	7	1934	Good	4,179	N	N	5474 57TH AVE S
6	2	983020	0230	02/17/11	\$295,000	\$344,000	1,160	7	1949	Good	4,848	Y	N	6715 SEWARD PARK AVE S
6	2	524980	3805	11/28/11	\$393,000	\$441,000	1,170	7	1927	Avg	4,000	Y	N	4607 51ST AVE S
6	2	415430	5195	11/29/12	\$464,000	\$494,000	1,180	7	1942	Avg	7,200	Y	N	4926 52ND AVE S
6	2	110200	0290	08/22/11	\$500,000	\$569,000	1,190	7	1947	Avg	9,890	Y	N	6355 WILSON AVE S
6	2	110200	0073	09/23/13	\$483,000	\$491,000	1,190	7	1952	VGood	9,600	N	N	6533 52ND AVE S
6	2	372380	0320	09/30/13	\$525,000	\$533,000	1,220	7	1941	Avg	8,150	Y	N	5402 55TH AVE S

Improved Sales Used in This Annual Update Analysis

Area 081 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bl dg Grade	Year Built/Ren	Cond	Lot Size	V e w	Water-front	Situs Address
6	2	524980	3960	11/19/13	\$471,000	\$474,000	1,240	7	1929	Avg	4,400	Y	N	5015 S ALASKA ST
6	2	524980	4585	09/18/13	\$555,000	\$564,000	1,310	7	1952	Avg	9,600	Y	N	4832 52ND AVE S
6	2	262404	9192	05/21/12	\$483,000	\$529,000	1,350	7	1958	Good	6,975	N	N	5509 S OTHELLO ST
6	2	262404	9181	01/11/12	\$395,000	\$441,000	1,380	7	1983	Avg	1,848	Y	N	6800 SEWARD PARK AVE S
6	2	232404	9031	05/13/13	\$369,000	\$383,000	1,380	7	1947	Good	5,700	Y	N	5126 S GRAHAM ST
6	2	786750	0035	03/19/13	\$491,000	\$514,000	1,410	7	1955	Avg	7,197	Y	N	5417 S ORCAS ST
6	2	372380	0034	11/29/12	\$436,000	\$464,000	1,420	7	1955	Good	10,450	Y	N	5210 S MEAD ST
6	2	372380	0413	06/13/11	\$490,000	\$563,000	1,440	7	1953	Avg	7,952	Y	N	5508 S ORCAS ST
6	2	372380	0203	09/28/11	\$495,000	\$560,000	1,480	7	1939	Good	8,315	N	N	5081 57TH AVE S
6	2	415430	4869	07/02/12	\$470,000	\$511,000	1,490	7	1918	Good	3,600	Y	N	5014 S SNOQUALMIE ST
6	2	983020	0235	02/09/11	\$435,000	\$509,000	1,490	7	1923	Good	5,858	N	N	6719 SEWARD PARK AVE S
6	2	069100	0085	08/21/13	\$510,000	\$521,000	1,500	7	1939	Good	4,500	N	N	5228 S MYRTLE ST
6	2	110200	0721	06/30/11	\$463,000	\$531,000	1,520	7	1956	Avg	7,735	N	N	6909 56TH AVE S
6	2	372380	0444	06/10/11	\$509,500	\$586,000	1,530	7	1926	Avg	5,550	Y	N	5420 57TH AVE S
6	2	524980	3910	05/06/13	\$505,000	\$524,000	1,530	7	1928	Good	4,800	N	N	4725 51ST AVE S
6	2	524980	4462	06/20/12	\$735,000	\$801,000	1,540	7	1941	VGood	10,800	Y	N	5202 S ALASKA ST
6	2	524980	3875	04/25/12	\$383,750	\$422,000	1,560	7	1928	Good	4,000	N	N	5008 S ANGELINE ST
6	2	372380	0361	09/09/13	\$410,000	\$417,000	1,580	7	1980	Avg	7,013	N	N	5409 57TH AVE S
6	2	415430	4985	06/19/12	\$495,000	\$539,000	1,600	7	1927	VGood	6,000	Y	N	4929 52ND AVE S
6	2	321420	0005	03/02/12	\$338,000	\$374,000	1,730	7	1948	Avg	6,130	N	N	7202 SEWARD PARK AVE S
6	2	069100	0010	06/24/13	\$525,000	\$541,000	1,790	7	1926	Good	5,000	N	N	6935 55TH AVE S
6	2	372380	0427	10/21/11	\$561,750	\$634,000	1,880	7	1940	Good	7,245	Y	N	5454 57TH AVE S
6	2	110200	1130	05/23/11	\$639,500	\$737,000	2,100	7	1902	Good	11,025	Y	N	6514 SEWARD PARK AVE S
6	2	786750	0006	03/14/12	\$485,000	\$536,000	2,190	7	1988	Good	10,080	Y	N	5414 S ORCAS ST
6	2	372380	0070	05/30/12	\$620,000	\$678,000	2,360	7	1985	Avg	8,965	N	N	5555 55TH AVE S
6	2	110200	0119	11/05/12	\$550,000	\$587,000	2,720	7	1963	Good	7,680	N	N	6523 52ND AVE S
6	2	524980	3498	07/06/12	\$432,000	\$470,000	1,020	8	1947	Avg	3,600	N	N	5014 S DAKOTA ST
6	2	372380	0215	06/25/13	\$400,000	\$412,000	1,100	8	1940	Good	5,780	N	N	5059 57TH AVE S

Improved Sales Used in This Annual Update Analysis

Area 081 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bl dg Grade	Year Built/Ren	Cond	Lot Size	V i e w	Water-front	Situs Address
6	2	883540	0365	09/14/12	\$525,000	\$565,000	1,140	8	1955	VGood	7,500	Y	N	6061 SEWARD PARK AVE S
6	2	689630	0100	04/30/12	\$715,000	\$785,000	1,170	8	1930	Good	7,200	Y	Y	8454 ISLAND DR S
6	2	372380	0393	06/25/13	\$414,500	\$427,000	1,190	8	1929	Avg	3,001	Y	N	5517 SEWARD PARK AVE S
6	2	372380	0242	12/13/13	\$515,000	\$517,000	1,200	8	1955	Avg	6,060	Y	N	5203 56TH AVE S
6	2	415430	4835	08/30/11	\$428,000	\$487,000	1,210	8	1947	Avg	7,200	Y	N	4515 51ST AVE S
6	2	883540	0540	05/20/11	\$619,000	\$714,000	1,230	8	1949	Good	7,860	Y	N	6219 LAKE SHORE DR S
6	2	883540	0170	07/11/13	\$747,000	\$768,000	1,240	8	1954	VGood	11,297	Y	N	5742 S HAWTHORN RD
6	2	524980	4135	07/17/13	\$649,950	\$667,000	1,250	8	1929	Good	4,440	Y	N	4614 51ST AVE S
6	2	372380	0392	07/17/13	\$419,000	\$430,000	1,260	8	1929	Avg	3,050	Y	N	5511 SEWARD PARK AVE S
6	2	372380	0392	03/20/12	\$395,000	\$436,000	1,260	8	1929	Avg	3,050	Y	N	5511 SEWARD PARK AVE S
6	2	372380	0417	09/08/11	\$499,000	\$567,000	1,270	8	1950	Avg	6,621	Y	N	5544 S ORCAS ST
6	2	262404	9193	04/18/13	\$472,500	\$492,000	1,300	8	1959	Good	4,760	N	N	6749 55TH AVE S
6	2	883540	0470	05/14/13	\$460,000	\$477,000	1,340	8	1951	Good	7,020	Y	N	6227 HAMPTON RD S
6	2	883540	0280	04/14/11	\$430,000	\$498,000	1,360	8	1951	Avg	9,780	Y	N	5715 S UPLAND RD
6	2	110200	0385	05/06/13	\$525,030	\$545,000	1,370	8	1967	Avg	11,100	Y	N	6531 SEWARD PARK AVE S
6	2	524980	4265	01/18/13	\$750,000	\$792,000	1,380	8	1954	VGood	6,720	Y	N	4517 52ND AVE S
6	2	262404	9209	08/05/11	\$475,000	\$542,000	1,380	8	1968	Avg	10,790	N	N	7156 55TH AVE S
6	2	661700	0090	11/12/13	\$590,000	\$595,000	1,410	8	1950	Good	7,400	Y	N	5104 54TH AVE S
6	2	262404	9012	12/01/11	\$470,000	\$527,000	1,410	8	1924	Avg	9,750	N	N	7112 55TH AVE S
6	2	110200	0237	12/13/12	\$548,000	\$582,000	1,420	8	1999	Avg	11,201	Y	N	5241 S GRAHAM ST
6	2	372380	0086	08/28/13	\$494,900	\$505,000	1,420	8	1961	VGood	8,346	N	N	5407 S LUCILE ST
6	2	883540	1560	08/28/13	\$560,000	\$571,000	1,440	8	1952	Good	13,056	N	N	5909 51ST PL S
6	2	883640	0030	04/15/13	\$495,000	\$516,000	1,440	8	1955	Avg	8,184	Y	N	5724 55TH AVE S
6	2	883540	1290	02/24/12	\$465,125	\$515,000	1,450	8	1960	Avg	7,797	Y	N	6233 WILSON AVE S
6	2	661700	0155	09/10/13	\$770,000	\$784,000	1,460	8	1954	VGood	8,400	Y	N	5114 54TH AVE S
6	2	524980	4155	07/18/13	\$620,000	\$637,000	1,460	8	1927	Good	7,200	Y	N	4626 51ST AVE S
6	2	883540	1100	02/22/13	\$505,000	\$530,000	1,460	8	1969	Avg	6,776	Y	N	5967 WILSON AVE S
6	2	883540	1075	06/08/11	\$525,000	\$604,000	1,470	8	1958	Avg	6,270	Y	N	5929 WILSON AVE S

Improved Sales Used in This Annual Update Analysis

Area 081 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bl dg Gr ad e	Year Built/Ren	Cond	Lot Size	V i e w	Water-front	Situs Address
6	2	372380	0399	10/01/13	\$495,000	\$502,000	1,480	8	1929	Avg	7,642	N	N	5535 56TH AVE S
6	2	372380	0401	10/21/13	\$445,000	\$450,000	1,480	8	1929	Avg	3,885	N	N	5531 SEWARD PARK AVE S
6	2	372380	0395	06/21/13	\$445,000	\$459,000	1,480	8	1929	Avg	4,000	Y	N	5515 56TH AVE S
6	2	069100	0020	05/25/11	\$427,000	\$492,000	1,490	8	1949	Avg	5,000	N	N	7003 55TH AVE S
6	2	883540	0670	01/19/12	\$387,765	\$432,000	1,490	8	1951	Avg	7,370	Y	N	6311 HAMPTON RD S
6	2	372380	0210	02/26/12	\$759,888	\$842,000	1,520	8	2011	Avg	5,460	Y	N	5530 S DAWSON ST
6	2	110200	1095	10/18/13	\$595,000	\$602,000	1,520	8	1926	VGood	4,480	Y	N	5538 S HOLLY ST
6	2	883590	0153	02/28/13	\$455,900	\$478,000	1,550	8	1953	Avg	7,980	Y	N	5533 S ORCAS ST
6	2	883540	0750	10/03/11	\$520,000	\$588,000	1,600	8	1960	Avg	9,060	Y	N	6306 SEWARD PARK AVE S
6	2	661650	0070	05/15/13	\$726,000	\$753,000	1,620	8	1952	VGood	13,284	Y	N	5002 57TH AVE S
6	2	524980	4810	12/10/12	\$720,000	\$765,000	1,630	8	1912	Good	6,000	Y	N	5403 S ALASKA ST
6	2	372380	0085	04/18/12	\$645,000	\$709,000	1,640	8	1963	Avg	10,368	N	N	5409 S LUCILE ST
6	2	883540	0178	09/01/11	\$512,500	\$582,000	1,690	8	1959	Avg	9,520	Y	N	5730 S HAWTHORN RD
6	2	883590	0100	07/12/12	\$815,000	\$885,000	1,710	8	1957	Good	17,760	Y	N	5819 SEWARD PARK AVE S
6	2	262404	9200	11/22/11	\$457,000	\$513,000	1,710	8	1963	Avg	9,975	N	N	7330 SEWARD PARK AVE S
6	2	883540	0980	04/13/12	\$475,000	\$523,000	1,720	8	1956	Avg	7,140	Y	N	5934 WILSON AVE S
6	2	883540	0745	06/09/11	\$667,000	\$767,000	1,760	8	1940	Good	7,560	Y	N	6312 SEWARD PARK AVE S
6	2	883540	0080	08/23/11	\$776,000	\$883,000	1,770	8	1947	Good	15,300	Y	N	6030 LAKE SHORE DR S
6	2	110200	0810	04/05/13	\$667,500	\$696,000	1,780	8	1967	Good	10,560	Y	N	5518 S WILLOW ST
6	2	415430	5065	11/03/11	\$499,000	\$562,000	1,780	8	1988	Avg	6,000	N	N	4828 51ST AVE S
6	2	372380	0315	05/28/13	\$760,000	\$786,000	1,800	8	2004	Avg	4,976	Y	N	5247 57TH AVE S
6	2	110200	0820	12/18/12	\$715,400	\$759,000	1,850	8	1977	Good	12,288	Y	N	5600 S WILLOW ST
6	2	524980	4024	06/12/12	\$405,500	\$442,000	1,870	8	1948	Good	8,400	Y	N	4915 51ST AVE S
6	2	883540	1045	05/07/13	\$875,600	\$909,000	1,920	8	2008	Avg	9,975	Y	N	5526 S HAWTHORN RD
6	2	110200	0811	01/10/13	\$635,000	\$671,000	1,970	8	1921	Avg	13,332	Y	N	6750 55TH AVE S
6	2	110200	0617	01/18/13	\$551,930	\$583,000	1,990	8	2008	Avg	8,172	Y	N	6555 SEWARD PARK AVE S
6	2	665090	0015	05/28/11	\$550,000	\$633,000	2,070	8	1957	Avg	11,574	Y	N	5719 S MORGAN PL
6	2	110200	0441	06/12/13	\$805,000	\$831,000	2,160	8	1953	VGood	6,201	Y	N	6503 SEWARD PARK AVE S

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Area 081 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bl dg Grade	Year Built/Ren	Cond	Lot Size	V i e w	Water-front	Situs Address
6	2	524980	4090	09/13/13	\$649,000	\$660,000	2,230	8	1916	Good	7,934	Y	N	5118 S ANGELINE ST
6	2	069100	0048	07/24/12	\$450,000	\$488,000	2,310	8	1996	Avg	5,000	Y	N	7012 BRIGHTON LN S
6	2	110200	0666	08/04/11	\$723,000	\$825,000	2,390	8	1955	Good	7,000	Y	N	5521 S FRONTENAC ST
6	2	110200	0802	04/11/13	\$750,000	\$782,000	2,400	8	1964	Avg	19,968	Y	N	6732 55TH AVE S
6	2	110200	0638	06/09/11	\$600,000	\$690,000	2,400	8	1963	Avg	13,209	Y	N	6925 56TH AVE S
6	2	415430	5000	07/28/11	\$699,800	\$799,000	2,450	8	2011	Avg	6,000	Y	N	4933 52ND AVE S
6	2	895290	0185	01/25/11	\$557,500	\$653,000	2,540	8	1988	Avg	7,750	Y	N	5119 S RAYMOND ST
6	2	352404	9144	05/20/11	\$900,000	\$1,038,000	4,000	8	1958	Good	8,400	Y	Y	7936 A SEWARD PARK AVE
6	2	524980	3880	12/10/12	\$489,950	\$520,000	1,040	9	2012	Avg	1,500	N	N	5012 S ANGELINE ST
6	2	883540	0480	07/02/12	\$460,000	\$500,000	1,510	9	1952	Avg	7,590	Y	N	5720 S VAN DYKE RD
6	2	372380	0161	08/29/12	\$645,510	\$696,000	1,680	9	1963	Avg	9,380	Y	N	5150 55TH AVE S
6	2	883540	0885	10/05/11	\$750,000	\$848,000	1,900	9	1968	Avg	8,220	Y	N	6115 OAKHURST RD S
6	2	232404	9018	05/24/13	\$650,000	\$673,000	1,900	9	1958	Avg	8,710	Y	N	6204 51ST AVE S
6	2	941240	0216	07/21/11	\$1,655,000	\$1,892,000	2,020	9	2010	Avg	36,157	Y	Y	5370 S KENYON ST
6	2	895290	0200	07/03/12	\$518,000	\$563,000	2,020	9	1952	Avg	10,766	Y	N	6024 51ST AVE S
6	2	524980	4535	10/23/13	\$675,000	\$683,000	2,060	9	1961	Avg	7,200	Y	N	4705 53RD AVE S
6	2	883540	0870	05/29/12	\$760,000	\$831,000	2,140	9	1964	Avg	10,860	Y	N	6202 WILSON AVE S
6	2	110200	1198	11/12/13	\$870,000	\$877,000	2,210	9	2011	Avg	9,847	N	N	6428 57TH AVE S
6	2	110200	1198	02/01/12	\$770,000	\$856,000	2,210	9	2011	Avg	9,847	N	N	6428 57TH AVE S
6	2	372380	0418	09/14/12	\$832,000	\$895,000	2,220	9	2011	Avg	4,848	Y	N	5514 S ORCAS ST
6	2	415430	5575	04/29/13	\$699,000	\$727,000	2,230	9	1996	Avg	7,200	Y	N	4910 54TH AVE S
6	2	661700	0006	04/03/12	\$1,000,000	\$1,102,000	2,280	9	2007	Avg	9,176	Y	N	5018 54TH AVE S
6	2	110200	1196	10/02/12	\$804,000	\$863,000	2,520	9	2012	Avg	8,106	N	N	6416 57TH AVE S
6	2	110200	0514	10/25/11	\$840,000	\$947,000	2,550	9	2008	Avg	9,804	N	N	6547 54TH AVE S
6	2	883590	0095	10/03/13	\$675,000	\$685,000	2,620	9	1958	Avg	17,760	Y	N	5817 SEWARD PARK AVE S
6	2	524980	4830	07/26/12	\$1,180,000	\$1,279,000	2,930	9	2005	Avg	7,200	N	N	4720 54TH AVE S
6	2	524980	4525	07/28/11	\$1,149,000	\$1,312,000	2,930	9	1956	VGood	14,400	Y	N	4717 53RD AVE S
6	2	110200	1197	04/22/13	\$885,000	\$921,000	3,090	9	2012	Avg	11,611	N	N	6420 57TH AVE S

Improved Sales Used in This Annual Update Analysis

Area 081 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bl dg Grade	Year Built/Ren	Cond	Lot Size	V i e w	Water-front	Situs Address
6	2	883540	0140	06/27/11	\$899,000	\$1,031,000	4,120	9	2005	Avg	7,113	N	N	5929 SEWARD PARK AVE S
6	2	415430	4760	07/16/11	\$1,150,000	\$1,315,000	4,240	9	2007	Avg	7,200	Y	N	5009 S OREGON ST
6	2	661700	0110	07/01/13	\$1,035,000	\$1,065,000	1,500	1	2007	Avg	8,680	Y	N	5135 55TH AVE S
6	2	883540	1250	11/22/13	\$643,088	\$647,000	1,830	1	1964	Avg	6,440	Y	N	6242 CHATHAM DR S
6	2	372380	0368	10/22/13	\$895,000	\$905,000	2,240	1	2010	Avg	7,269	N	N	5545 S BRANDON ST
6	2	372380	0367	01/11/11	\$774,000	\$908,000	2,240	1	2010	Avg	7,323	N	N	5541 S BRANDON ST
6	2	372380	0368	02/18/11	\$755,000	\$882,000	2,240	1	2010	Avg	7,269	N	N	5545 S BRANDON ST
6	2	110200	0830	09/06/13	\$1,133,500	\$1,155,000	2,510	1	2005	Avg	12,288	Y	N	6734 56TH AVE S
6	2	883590	0165	08/12/13	\$900,000	\$920,000	3,070	1	2013	Avg	8,400	N	N	5545 S ORCAS ST
6	2	941240	0188	05/26/11	\$835,000	\$962,000	3,380	1	2005	Avg	13,343	N	N	7738 SEWARD PARK AVE S
6	2	941240	0185	01/25/12	\$1,062,720	\$1,183,000	3,600	1	2005	Avg	13,912	Y	N	7732 SEWARD PARK AVE S
6	2	895290	0231	08/16/12	\$850,000	\$918,000	5,640	1	1956	Avg	14,994	Y	N	5185 S SPENCER ST
6	2	895290	0231	01/07/11	\$850,000	\$998,000	5,640	1	1956	Avg	14,994	Y	N	5185 S SPENCER ST
6	2	262404	9202	01/13/11	\$1,097,580	\$1,288,000	3,540	1	1925	Avg	19,950	Y	N	5465 S OTHELLO ST
6	2	883590	0050	11/11/11	\$1,400,000	\$1,575,000	4,340	1	2005	Avg	18,955	Y	N	5846 SEWARD PARK AVE S
6	3	372380	0426	10/26/13	\$1,025,000	\$1,036,000	1,660	7	1918	Fair	23,227	Y	N	5437 LAKE WASHINGTON
6	3	524980	4345	10/10/13	\$580,000	\$588,000	1,320	8	1948	Avg	6,000	Y	N	4108 51ST AVE S
6	3	524980	4345	08/22/12	\$577,000	\$623,000	1,320	8	1948	Avg	6,000	Y	N	4108 51ST AVE S
6	3	524980	5070	08/07/12	\$761,900	\$824,000	1,810	8	1988	Avg	6,420	Y	N	4901 LAKE WASHINGTON
6	3	524980	4300	05/01/12	\$780,000	\$856,000	1,940	8	2002	Avg	6,300	Y	N	4208 51ST AVE S
6	3	524980	4340	05/06/13	\$1,345,000	\$1,397,000	3,530	1	1991	Avg	7,200	Y	N	4103 LAKE WASHINGTON
11	1	170490	0470	05/28/13	\$212,000	\$219,000	610	5	1921	Good	8,024	N	N	4454 S BRANDON ST
11	1	373180	0025	03/08/13	\$246,000	\$258,000	690	5	1912	Avg	5,127	N	N	5119 S BRANDON ST
11	1	333050	0925	06/18/13	\$180,000	\$186,000	750	5	1919	Avg	2,964	N	N	4515 S FINDLAY ST
11	1	333150	0160	05/23/13	\$200,000	\$207,000	790	5	1904	Good	3,090	N	N	4828 S LUCILE ST
11	1	170290	1390	01/09/13	\$290,000	\$307,000	600	6	1926	Avg	3,300	N	N	3931 S FERDINAND ST
11	1	333200	0161	11/16/12	\$226,000	\$241,000	690	6	1910	Good	3,605	N	N	4702 S ORCAS ST
11	1	333200	0230	07/25/13	\$250,800	\$257,000	730	6	1907	Avg	3,090	N	N	4725 S ORCAS ST

Improved Sales Used in This Annual Update Analysis

Area 081 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bl dg Grade	Year Built/Ren	Cond	Lot Size	V i e w	Water-front	Situs Address
11	1	333200	0230	04/06/11	\$189,900	\$220,000	730	6	1907	Avg	3,090	N	N	4725 S ORCAS ST
11	1	564960	0020	08/28/13	\$320,000	\$326,000	740	6	1904	Fair	9,240	N	N	5153 42ND AVE S
11	1	558320	0250	10/26/12	\$302,500	\$323,000	760	6	1948	Good	6,000	N	N	4808 S BRANDON ST
11	1	392990	0110	03/13/12	\$365,000	\$403,000	800	6	1925	Good	7,425	N	N	4755 39TH AVE S
11	1	110900	0255	03/08/13	\$350,000	\$367,000	830	6	1910	Good	3,840	N	N	5134 S GARDEN ST
11	1	415430	2215	07/25/12	\$405,000	\$439,000	880	6	1928	VGood	5,028	N	N	4603 S ANGELINE ST
11	1	410960	0135	12/21/11	\$225,000	\$252,000	880	6	1907	Good	3,100	N	N	5105 S MEAD ST
11	1	333050	1786	06/05/12	\$209,500	\$229,000	880	6	2002	Avg	3,902	N	N	4528 S JUNEAU ST
11	1	333150	0170	04/15/13	\$330,900	\$345,000	890	6	1910	Good	4,120	N	N	4832 S LUCILE ST
11	1	333150	0475	04/16/13	\$209,500	\$218,000	910	6	1906	Avg	4,542	N	N	4709 S LUCILE ST
11	1	333050	1545	08/30/11	\$268,000	\$305,000	950	6	1909	Good	3,090	N	N	4539 S ORCAS ST
11	1	333150	0465	09/19/13	\$350,000	\$356,000	990	6	1950	Avg	6,180	N	N	4715 S LUCILE ST
11	1	333200	0190	12/18/12	\$200,000	\$212,000	990	6	1909	Avg	3,090	N	N	4616 S ORCAS ST
11	1	333150	0435	03/01/12	\$312,500	\$346,000	1,030	6	1912	Good	3,090	N	N	4729 S LUCILE ST
11	1	415430	0545	08/05/11	\$330,000	\$376,000	1,100	6	1925	Avg	7,200	N	N	4615 44TH AVE S
11	1	811310	1130	06/13/13	\$323,750	\$334,000	1,170	6	1912	Good	6,720	N	N	4607 S JUNEAU ST
11	1	415430	0335	10/02/13	\$300,000	\$304,000	1,220	6	1932	Avg	6,000	N	N	4605 43RD AVE S
11	1	333200	0660	12/09/13	\$328,000	\$329,000	1,240	6	1913	Good	3,134	N	N	5812 46TH AVE S
11	1	110900	0260	05/07/13	\$330,000	\$343,000	1,330	6	1919	Good	4,032	N	N	5130 S GARDEN ST
11	1	110900	0260	10/26/11	\$308,000	\$347,000	1,330	6	1919	Good	4,032	N	N	5130 S GARDEN ST
11	1	333150	0956	05/09/13	\$377,250	\$392,000	1,360	6	1948	Avg	4,635	N	N	4809 S FINDLAY ST
11	1	333050	1668	10/29/12	\$308,000	\$329,000	1,390	6	1915	Good	3,331	N	N	5713 46TH AVE S
11	1	811310	1600	01/23/13	\$219,000	\$231,000	1,540	6	1953	Avg	6,136	Y	N	4823 S JUNEAU ST
11	1	110500	0255	08/09/11	\$350,000	\$399,000	1,600	6	1915	Avg	8,786	N	N	4830 1/2 S MORGAN ST
11	1	558320	0200	04/16/13	\$428,000	\$446,000	790	7	1948	VGood	6,000	N	N	4821 S MAYFLOWER ST
11	1	811310	1400	08/02/12	\$225,000	\$244,000	800	7	1997	Avg	5,000	N	N	6133 47TH AVE S
11	1	170540	0035	11/07/11	\$356,400	\$401,000	820	7	1914	VGood	3,427	N	N	5016 42ND AVE S
11	1	333050	1640	08/02/13	\$290,000	\$297,000	820	7	1910	Good	3,090	N	N	4514 S MEAD ST

Improved Sales Used in This Annual Update Analysis

Area 081 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bl dg Grade	Year Built/Ren	Cond	Lot Size	V i e w	Water-front	Situs Address
11	1	411210	0160	05/06/13	\$259,475	\$269,000	820	7	1948	Avg	5,107	N	N	5119 S LUCILE ST
11	1	170290	1260	04/19/13	\$375,000	\$390,000	860	7	1920	Avg	4,950	N	N	3924 S FERDINAND ST
11	1	170390	0299	07/27/13	\$365,000	\$374,000	860	7	1948	VGood	5,000	N	N	4718 S BRANDON ST
11	1	170490	0173	10/24/12	\$300,000	\$321,000	860	7	1947	Avg	4,838	N	N	5047 44TH AVE S
11	1	333150	0901	06/26/13	\$325,000	\$335,000	870	7	1948	Good	4,223	N	N	4841 S FINDLAY ST
11	1	524980	1475	08/31/13	\$349,000	\$356,000	880	7	1984	Good	7,200	N	N	4820 45TH AVE S
11	1	170490	0570	02/25/13	\$220,000	\$231,000	900	7	1926	Avg	4,242	N	N	4576 S BRANDON ST
11	1	170540	0670	04/13/13	\$340,000	\$354,000	910	7	2004	Avg	6,849	N	N	5018 45TH AVE S
11	1	786600	0110	04/15/13	\$275,000	\$286,000	920	7	1984	Good	4,680	N	N	4636 S GRAHAM ST
11	1	333250	0005	07/30/13	\$255,000	\$261,000	930	7	1959	Avg	6,600	N	N	4535 S JUNEAU ST
11	1	410960	0235	12/07/11	\$317,000	\$355,000	940	7	1909	Good	4,252	N	N	5157 S MEAD ST
11	1	333050	0870	12/10/12	\$282,000	\$299,000	940	7	1993	Avg	3,090	N	N	4547 S FINDLAY ST
11	1	811310	1232	02/16/12	\$250,000	\$277,000	940	7	1957	Good	9,261	N	N	5918 47TH AVE S
11	1	088300	0025	10/13/11	\$210,000	\$237,000	940	7	1994	Avg	3,000	N	N	6217 46TH AVE S
11	1	333200	0200	07/15/13	\$317,000	\$326,000	950	7	1951	Avg	6,180	N	N	4606 S ORCAS ST
11	1	415430	0285	05/28/13	\$379,650	\$393,000	960	7	1909	VGood	6,000	N	N	4610 42ND AVE S
11	1	333200	0680	04/02/13	\$310,000	\$324,000	1,000	7	1966	Good	6,209	N	N	4614 S JUNEAU ST
11	1	333200	0290	04/16/12	\$198,000	\$218,000	1,000	7	1971	Avg	4,635	N	N	4615 S ORCAS ST
11	1	333150	0865	08/21/13	\$451,950	\$462,000	1,030	7	1911	VGood	5,160	N	N	4859 S FINDLAY ST
11	1	415430	2265	12/17/13	\$400,000	\$401,000	1,030	7	1949	Avg	7,200	N	N	4803 47TH AVE S
11	1	333400	0015	06/01/12	\$349,950	\$382,000	1,035	7	1949	VGood	6,850	N	N	4714 S PEARL ST
11	1	170290	1425	09/28/12	\$325,000	\$349,000	1,040	7	1904	Good	3,300	N	N	3911 S FERDINAND ST
11	1	314560	0095	10/24/13	\$389,000	\$393,000	1,050	7	1949	Avg	6,000	N	N	5326 46TH AVE S
11	1	333150	0926	12/21/12	\$350,000	\$371,000	1,060	7	1905	Good	4,635	N	N	4825 S FINDLAY ST
11	1	110500	0292	10/04/11	\$297,500	\$337,000	1,060	7	1960	Avg	5,600	N	N	6337 51ST AVE S
11	1	110900	0435	09/26/13	\$262,000	\$266,000	1,070	7	1954	Good	3,405	N	N	5130 S ORCHARD ST
11	1	170290	0623	11/05/13	\$336,000	\$339,000	1,080	7	2009	Avg	1,150	N	N	3823 S ANGELINE ST
11	1	170290	0616	02/09/11	\$290,000	\$339,000	1,080	7	2009	Avg	905	N	N	3833 S ANGELINE ST

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Area 081 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bl dg Grade	Year Built/Ren	Cond	Lot Size	V i e w	Water-front	Situs Address
11	1	170290	0626	03/10/11	\$289,500	\$337,000	1,080	7	2009	Avg	1,152	N	N	3825 S ANGELINE ST
11	1	170290	0625	05/16/12	\$279,000	\$306,000	1,080	7	2009	Avg	1,146	N	N	3819 S ANGELINE ST
11	1	176660	0085	06/11/13	\$332,000	\$343,000	1,090	7	1948	Good	5,400	N	N	4853 S KENNY ST
11	1	262404	9169	04/17/12	\$310,000	\$341,000	1,090	7	1967	Avg	6,183	N	N	5131 S FRONTENAC ST
11	1	415430	2220	07/22/13	\$375,000	\$385,000	1,100	7	1901	Avg	5,027	N	N	4609 S ANGELINE ST
11	1	410960	0075	10/04/13	\$295,500	\$300,000	1,100	7	1950	Avg	5,150	N	N	5136 S MEAD ST
11	1	333200	0635	12/18/13	\$354,000	\$355,000	1,120	7	1997	Avg	6,000	N	N	4611 S MEAD ST
11	1	811360	0256	06/06/12	\$396,650	\$433,000	1,130	7	1963	Good	5,400	N	N	4844 S SPENCER ST
11	1	110900	0425	11/08/13	\$380,000	\$383,000	1,150	7	1909	Good	3,405	N	N	5136 S ORCHARD ST
11	1	170540	0375	08/02/12	\$347,000	\$376,000	1,150	7	1910	Avg	5,249	N	N	4411 S HUDSON ST
11	1	333400	0007	09/23/13	\$361,000	\$367,000	1,160	7	1977	Avg	5,472	N	N	5016 47TH AVE S
11	1	123100	1034	07/06/11	\$282,000	\$323,000	1,160	7	1909	Avg	3,565	N	N	5115 S MAYFLOWER ST
11	1	885778	0300	06/15/11	\$312,000	\$358,000	1,180	7	1985	Avg	5,864	Y	N	6105 48TH AVE S
11	1	170490	0205	02/20/13	\$352,000	\$370,000	1,210	7	1962	Avg	5,236	N	N	4220 S DAWSON ST
11	1	888140	0060	01/05/11	\$283,000	\$332,000	1,210	7	1963	Avg	5,063	N	N	6602 49TH AVE S
11	1	410960	0325	07/09/13	\$461,000	\$474,000	1,220	7	1947	VGood	5,554	N	N	5112 S JUNEAU ST
11	1	888140	0030	06/24/13	\$365,000	\$376,000	1,230	7	1965	Good	5,006	N	N	6616 49TH AVE S
11	1	262404	9099	12/14/12	\$318,000	\$337,000	1,230	7	1908	Good	8,691	Y	N	5138 S MYRTLE ST
11	1	333400	0070	05/21/13	\$505,000	\$523,000	1,250	7	1957	VGood	5,800	N	N	4703 S HUDSON ST
11	1	811310	1230	06/28/12	\$240,000	\$261,000	1,250	7	1958	Avg	9,167	N	N	5928 47TH AVE S
11	1	811310	1482	08/06/12	\$340,000	\$368,000	1,270	7	1964	Good	7,650	N	N	4828 S GRAHAM ST
11	1	558320	0945	09/18/13	\$360,000	\$366,000	1,280	7	2002	Avg	2,110	N	N	5027 WILSON AVE S
11	1	333050	0196	02/15/11	\$230,900	\$270,000	1,280	7	1971	Avg	6,695	N	N	4558 S LUCILE ST
11	1	558320	0405	11/21/13	\$477,500	\$481,000	1,290	7	1920	Good	4,000	N	N	4820 S MAYFLOWER ST
11	1	333150	0050	08/28/12	\$415,000	\$448,000	1,300	7	1963	Avg	5,665	N	N	4839 S BRANDON ST
11	1	415430	2335	08/31/11	\$440,000	\$500,000	1,310	7	1965	Good	5,400	N	N	4614 S FERDINAND ST
11	1	110500	0055	11/12/13	\$387,500	\$391,000	1,320	7	1997	Avg	5,021	N	N	4831 S GRAHAM ST
11	1	314560	0275	11/09/12	\$378,500	\$404,000	1,320	7	1995	Avg	4,118	N	N	5312 47TH AVE S

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Area 081 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bl dg Grade	Year Built/Ren	Cond	Lot Size	V i e w	Water-front	Situs Address
11	1	272404	9233	07/26/13	\$257,500	\$264,000	1,320	7	2008	Avg	1,673	N	N	6720 D RAINIER AVE S
11	1	333200	0530	08/09/13	\$290,000	\$297,000	1,330	7	1960	Avg	6,180	N	N	4805 48TH AVE S
11	1	333150	0080	04/18/11	\$340,000	\$394,000	1,370	7	1990	Avg	6,180	N	N	4815 S BRANDON ST
11	1	795030	4440	11/18/11	\$450,000	\$506,000	1,400	7	1981	Good	5,400	N	N	4603 42ND AVE S
11	1	170540	0575	08/21/13	\$435,000	\$444,000	1,400	7	1939	VGood	3,700	N	N	5004 45TH AVE S
11	1	526630	0110	05/30/13	\$415,000	\$429,000	1,400	7	1909	Good	4,480	N	N	4935 44TH AVE S
11	1	885778	0050	03/19/12	\$303,000	\$335,000	1,410	7	1985	Avg	6,022	N	N	4604 S RAYMOND PL
11	1	110500	0310	03/20/12	\$445,000	\$491,000	1,420	7	2011	Avg	10,113	N	N	6339 51ST AVE S
11	1	415430	1360	08/20/13	\$370,000	\$378,000	1,420	7	1957	Good	5,900	N	N	4415 S ANGELINE ST
11	1	333050	0190	07/11/13	\$399,000	\$410,000	1,430	7	2013	Avg	4,120	N	N	4554 S LUCILE ST
11	1	170490	0485	03/15/13	\$373,000	\$390,000	1,440	7	1905	Good	7,200	N	N	4450 S BRANDON ST
11	1	415430	1361	09/27/11	\$347,000	\$393,000	1,440	7	1957	Good	5,040	N	N	4801 45TH AVE S
11	1	524980	1175	12/12/12	\$395,000	\$419,000	1,480	7	1909	Good	3,220	N	N	4401 S ALASKA ST
11	1	558320	0020	10/22/13	\$455,000	\$460,000	1,500	7	1910	VGood	3,000	N	N	5307 51ST AVE S
11	1	558320	0030	01/07/11	\$364,000	\$427,000	1,520	7	1906	Good	4,448	N	N	5227 51ST AVE S
11	1	170290	0320	07/26/13	\$520,000	\$533,000	1,530	7	1900	Avg	5,395	Y	N	3928 S ANGELINE ST
11	1	110500	0065	09/08/11	\$318,000	\$361,000	1,540	7	1965	Avg	14,732	N	N	4813 S GRAHAM ST
11	1	333200	0085	04/23/12	\$403,000	\$443,000	1,560	7	1908	VGood	4,120	N	N	4816 S ORCAS ST
11	1	170540	0040	07/19/11	\$362,000	\$414,000	1,570	7	1998	Avg	3,427	N	N	5018 42ND AVE S
11	1	170490	0145	11/05/13	\$345,000	\$348,000	1,590	7	1925	Avg	5,088	N	N	5057 BOWEN PL S
11	1	170490	0050	03/03/11	\$318,250	\$371,000	1,600	7	1926	Avg	4,069	N	N	5042 45TH AVE S
11	1	524980	0435	10/25/11	\$511,000	\$576,000	1,630	7	1915	Good	7,200	N	N	4926 42ND AVE S
11	1	170540	0650	12/19/12	\$435,000	\$461,000	1,670	7	1913	Good	4,566	N	N	5008 45TH AVE S
11	1	170290	0530	11/16/12	\$399,500	\$426,000	1,700	7	1903	VGood	6,600	N	N	3918 S EDMUNDS ST
11	1	170290	1290	10/22/13	\$525,000	\$531,000	1,720	7	1966	VGood	3,300	N	N	3938 S FERDINAND ST
11	1	110900	0183	02/16/12	\$264,900	\$294,000	1,720	7	2004	Avg	3,757	N	N	5114 S OTHELLO ST
11	1	170490	0004	01/23/13	\$290,500	\$306,000	1,890	7	1903	Avg	5,452	N	N	5123 46TH AVE S
11	1	170290	0517	12/24/12	\$363,000	\$385,000	1,920	7	1966	Good	4,400	N	N	3912 S EDMUNDS ST

Improved Sales Used in This Annual Update Analysis

Area 081 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bl dg Grade	Year Built/Ren	Cond	Lot Size	V i e w	Water-front	Situs Address
11	1	885778	0190	06/01/12	\$305,450	\$334,000	1,940	7	1986	Avg	6,547	N	N	6006 47TH AVE S
11	1	524980	1295	09/18/13	\$529,000	\$538,000	970	8	1953	VGood	6,008	N	N	4705 45TH AVE S
11	1	558320	0490	06/06/13	\$448,000	\$463,000	970	8	1909	VGood	4,770	N	N	5045 49TH AVE S
11	1	170290	1320	08/02/13	\$410,000	\$420,000	1,010	8	1907	VGood	4,015	N	N	3952 S FERDINAND ST
11	1	110500	0282	05/21/12	\$348,500	\$381,000	1,040	8	1999	Avg	5,075	N	N	4846 C S MORGAN ST
11	1	170290	1622	08/21/13	\$410,000	\$419,000	1,130	8	2007	Avg	765	N	N	4917 39TH AVE S
11	1	170490	0162	05/30/12	\$429,000	\$469,000	1,150	8	1953	Good	5,030	N	N	5050 44TH AVE S
11	1	170490	0221	05/08/13	\$420,000	\$436,000	1,240	8	2006	Avg	5,940	Y	N	5030 42ND AVE S
11	1	170540	0255	06/26/13	\$516,000	\$532,000	1,300	8	1962	VGood	5,949	N	N	4315 S HUDSON ST
11	1	170540	0037	08/07/13	\$505,000	\$517,000	1,400	8	2003	Avg	3,427	N	N	5014 42ND AVE S
11	1	410960	0195	05/01/12	\$460,000	\$505,000	1,480	8	1908	VGood	5,000	N	N	5139 S MEAD ST
11	1	333350	0096	02/16/11	\$537,000	\$627,000	1,490	8	1960	VGood	5,627	Y	N	5615 52ND AVE S
11	1	524980	0732	10/04/13	\$620,000	\$629,000	1,560	8	1962	Good	6,953	Y	N	4600 43RD AVE S
11	1	811310	1580	02/17/12	\$360,000	\$399,000	1,560	8	2000	Avg	7,296	Y	N	6228 48TH AVE S
11	1	333350	0075	04/24/12	\$425,000	\$467,000	1,570	8	1964	Good	5,150	N	N	5150 S ORCAS ST
11	1	170290	0674	10/15/13	\$450,000	\$456,000	1,730	8	2008	Avg	921	N	N	3717 C S ANGELINE ST
11	1	170290	0676	08/13/13	\$444,000	\$454,000	1,730	8	2008	Avg	921	N	N	3717 B S ANGELINE ST
11	1	170290	0666	01/16/13	\$435,000	\$459,000	1,730	8	2008	Avg	921	N	N	3711 B S ANGELINE ST
11	1	410960	0055	11/14/13	\$372,500	\$375,000	1,870	8	2004	Good	5,150	N	N	5126 S MEAD ST
11	1	170490	0496	07/19/13	\$503,000	\$516,000	1,890	8	2010	Avg	3,216	N	N	5251 45TH AVE S
11	1	170390	0046	09/30/13	\$584,500	\$593,000	1,940	8	2006	Avg	3,120	N	N	4715 S DAWSON ST
11	1	170290	1439	05/03/13	\$512,000	\$532,000	1,940	8	2008	Avg	1,210	N	N	3903 C S FERDINAND ST
11	1	262404	9227	08/28/13	\$449,990	\$459,000	1,950	8	2013	Avg	5,657	N	N	5118 S MYRTLE ST
11	1	333150	0730	12/07/12	\$352,000	\$374,000	2,040	8	2000	Avg	3,090	N	N	4813 S LUCILE ST
11	1	170540	0710	05/24/11	\$473,500	\$546,000	2,070	8	1909	VGood	4,281	N	N	5019 46TH AVE S
11	1	558320	0546	11/09/11	\$559,950	\$630,000	2,150	8	2005	Avg	5,300	N	N	5009 49TH AVE S
11	1	333150	0656	08/21/13	\$595,000	\$608,000	2,200	8	1907	VGood	7,725	N	N	4849 S LUCILE ST
11	1	170540	0345	04/17/12	\$525,000	\$577,000	2,210	8	2011	Avg	2,976	N	N	5025 BOWEN PL S

Improved Sales Used in This Annual Update Analysis

Area 081 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bl dg Grade	Year Built/Ren	Cond	Lot Size	V i e w	Water-front	Situs Address
11	1	170540	0340	05/03/12	\$522,500	\$573,000	2,210	8	2011	Avg	2,931	N	N	5027 BOWEN PL S
11	1	110500	0404	07/28/11	\$537,490	\$614,000	2,380	8	2011	Avg	5,096	N	N	0
11	1	333350	0130	04/02/13	\$439,900	\$459,000	870	9	2009	Avg	2,678	N	N	5121 S ORCAS ST
11	1	170490	0307	05/10/12	\$505,000	\$554,000	1,240	9	2011	Avg	7,504	N	N	4330 S BENNETT ST
11	1	170490	0303	09/14/11	\$475,000	\$539,000	1,240	9	2011	Avg	5,234	N	N	4328 S BENNETT ST
11	1	170490	0309	09/17/12	\$480,000	\$516,000	1,280	9	2012	Avg	6,276	N	N	4332 S BENNETT ST
11	1	333150	0460	09/05/13	\$476,000	\$485,000	1,850	9	2013	Avg	2,575	N	N	4717 S LUCILE ST
11	1	333150	0455	12/18/13	\$449,950	\$451,000	1,850	9	2013	Avg	2,575	N	N	4719 S LUCILE ST
11	1	524980	0583	06/05/12	\$745,000	\$813,000	1,920	9	2011	Avg	4,531	N	N	4318 S FERDINAND ST
11	1	170290	0085	05/17/13	\$710,000	\$736,000	2,110	9	2013	Avg	3,900	Y	N	3936 S AMERICUS ST
11	1	558320	0025	08/20/11	\$555,000	\$632,000	2,280	9	2011	Avg	4,555	N	N	5231 51ST AVE S
11	1	170290	0080	10/26/11	\$750,000	\$846,000	2,340	9	1992	VGood	3,900	Y	N	3934 S AMERICUS ST
11	1	333150	0705	04/02/13	\$649,950	\$678,000	2,160	1	2012	Avg	3,090	N	N	4827 S LUCILE ST
11	1	170290	0020	03/21/12	\$999,990	\$1,104,000	2,430	1	2008	Avg	5,000	Y	N	3919 S ALASKA ST
11	1	415430	0334	02/24/12	\$735,000	\$815,000	2,430	1	2011	Avg	6,600	N	N	4601 43RD AVE S
11	2	524980	2390	06/29/12	\$314,000	\$342,000	720	6	2011	Avg	4,000	N	N	4601 S SNOQUALMIE ST
11	2	415430	4000	08/19/11	\$308,500	\$351,000	790	6	1948	Good	6,000	N	N	4813 50TH AVE S
11	2	795030	2700	10/21/11	\$225,000	\$254,000	820	6	1918	Avg	3,030	N	N	4159 41ST AVE S
11	2	524980	2960	09/12/13	\$335,900	\$342,000	830	6	1941	Good	5,600	N	N	4223 49TH AVE S
11	2	983020	0100	07/05/12	\$197,000	\$214,000	830	6	1947	Avg	4,920	N	N	5144 S BRIGHTON ST
11	2	795030	2890	12/19/13	\$276,500	\$277,000	910	6	1926	Fair	4,500	N	N	4201 42ND AVE S
11	2	524980	3285	11/07/11	\$409,000	\$460,000	940	6	1940	Good	7,200	N	N	4224 49TH AVE S
11	2	983020	0105	12/24/12	\$214,900	\$228,000	1,050	6	1945	Avg	6,150	N	N	5136 S BRIGHTON ST
11	2	415430	0165	03/19/13	\$365,000	\$382,000	1,080	6	1919	Avg	6,600	N	N	4126 42ND AVE S
11	2	795030	2720	08/19/13	\$325,000	\$332,000	1,080	6	1950	Good	6,000	N	N	4164 CASCADIA AVE S
11	2	110200	0080	07/18/12	\$269,900	\$293,000	1,140	6	1919	Fair	7,680	N	N	6522 51ST AVE S
11	2	415430	3150	06/19/13	\$378,000	\$390,000	1,200	6	1967	Avg	6,000	N	N	4223 48TH AVE S
11	2	795030	2820	06/04/12	\$358,000	\$391,000	1,340	6	1905	Avg	4,496	Y	N	4007 S DAKOTA ST

Improved Sales Used in This Annual Update Analysis

Area 081 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bl dg Grade	Year Built/Ren	Cond	Lot Size	V i e w	Water-front	Situs Address
11	2	983020	0010	08/09/12	\$349,000	\$377,000	1,340	6	1945	VGood	6,200	Y	N	5107 S HOLLY ST
11	2	524980	3325	09/11/13	\$350,000	\$356,000	1,440	6	2004	Avg	3,960	N	N	4133 50TH AVE S
11	2	415430	2925	07/18/13	\$372,000	\$382,000	780	7	1951	Avg	7,200	N	N	4408 47TH AVE S
11	2	524980	3165	05/31/13	\$489,000	\$506,000	800	7	1919	VGood	7,200	Y	N	4933 50TH AVE S
11	2	524980	2640	10/08/12	\$255,000	\$273,000	800	7	1919	Avg	7,200	N	N	4809 48TH AVE S
11	2	524980	0145	05/10/13	\$400,000	\$415,000	820	7	1908	Good	4,200	N	N	4216 42ND AVE S
11	2	415430	2850	05/01/12	\$324,995	\$357,000	820	7	1953	Avg	3,600	N	N	4715 S OREGON ST
11	2	795030	2885	06/01/12	\$311,000	\$340,000	850	7	1914	Good	2,918	N	N	4131 42ND AVE S
11	2	524980	2695	08/29/11	\$275,000	\$313,000	910	7	1948	Avg	4,800	N	N	4712 S ADAMS ST
11	2	524980	3080	10/02/12	\$426,000	\$457,000	920	7	1942	Good	4,800	Y	N	4810 S ANGELINE ST
11	2	524980	2150	08/14/13	\$475,000	\$486,000	960	7	1941	Avg	7,200	N	N	4015 47TH AVE S
11	2	524980	2915	04/24/13	\$285,000	\$296,000	970	7	1940	Avg	5,600	Y	N	4216 48TH AVE S
11	2	524980	1780	10/30/12	\$507,000	\$542,000	1,010	7	1946	VGood	7,200	Y	N	4127 46TH AVE S
11	2	983020	0030	11/07/13	\$342,000	\$345,000	1,010	7	1945	Avg	6,200	N	N	5127 S HOLLY ST
11	2	524980	2465	05/15/12	\$531,000	\$582,000	1,040	7	1956	Good	9,525	N	N	4605 47TH AVE S
11	2	524980	2366	09/12/11	\$315,000	\$357,000	1,040	7	1957	Avg	6,600	N	N	4509 47TH AVE S
11	2	812110	1130	05/28/13	\$627,500	\$649,000	1,050	7	1958	VGood	6,000	Y	N	3711 41ST AVE S
11	2	415430	1900	06/29/11	\$423,130	\$485,000	1,050	7	1961	Good	5,760	N	N	4221 46TH AVE S
11	2	795030	2650	05/13/13	\$322,000	\$334,000	1,060	7	1948	Avg	6,060	N	N	4129 41ST AVE S
11	2	524980	2605	11/15/13	\$320,000	\$322,000	1,060	7	1952	Avg	4,800	N	N	4716 S FERDINAND ST
11	2	524980	2245	11/14/11	\$470,000	\$529,000	1,090	7	1963	Avg	7,200	N	N	4420 46TH AVE S
11	2	415430	4140	06/22/12	\$445,000	\$485,000	1,120	7	1951	VGood	5,400	N	N	4619 50TH AVE S
11	2	524980	2220	08/24/11	\$365,000	\$415,000	1,120	7	1941	Avg	7,200	N	N	4109 47TH AVE S
11	2	524980	3245	10/17/11	\$410,000	\$463,000	1,130	7	1948	Good	7,200	N	N	4721 50TH AVE S
11	2	415430	4271	07/11/12	\$422,500	\$459,000	1,140	7	1947	Good	7,200	N	N	4528 49TH AVE S
11	2	812110	1020	12/13/11	\$321,500	\$360,000	1,180	7	1926	Avg	4,500	Y	N	3721 42ND AVE S
11	2	570000	3120	01/28/11	\$512,000	\$600,000	1,230	7	1921	Good	5,284	N	N	3600 38TH AVE S
11	2	795030	2680	01/14/13	\$427,500	\$452,000	1,240	7	2002	Avg	3,030	N	N	4149 41ST AVE S

Improved Sales Used in This Annual Update Analysis

Area 081 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bl dg Grade	Year Built/Ren	Cond	Lot Size	V i e w	Water-front	Situs Address
11	2	110200	0033	10/10/13	\$440,000	\$446,000	1,250	7	1967	Avg	8,320	N	N	5122 B S HOLLY ST
11	2	415430	2745	10/23/12	\$338,000	\$362,000	1,250	7	1944	Avg	7,200	N	N	4609 48TH AVE S
11	2	883540	1535	01/03/11	\$421,000	\$495,000	1,300	7	1952	Avg	7,500	N	N	5115 S JUNEAU ST
11	2	795030	2915	10/02/13	\$406,000	\$412,000	1,300	7	1908	Good	2,871	N	N	4215 42ND AVE S
11	2	795030	2710	04/18/13	\$290,000	\$302,000	1,320	7	1959	Avg	6,060	N	N	4014 S GENESEE ST
11	2	415430	2875	07/08/13	\$477,500	\$491,000	1,340	7	1946	Good	7,200	N	N	4515 48TH AVE S
11	2	524980	2875	08/15/13	\$525,000	\$537,000	1,400	7	1947	Avg	7,200	Y	N	4115 49TH AVE S
11	2	415430	2176	03/28/11	\$267,500	\$311,000	1,430	7	1927	Avg	6,000	N	N	4719 47TH AVE S
11	2	415430	3775	07/03/13	\$460,000	\$473,000	1,480	7	1942	Good	6,300	N	N	4833 49TH AVE S
11	2	415430	4085	10/10/13	\$359,900	\$365,000	1,490	7	1907	Avg	7,200	N	N	4620 49TH AVE S
11	2	415430	3560	08/22/13	\$410,000	\$419,000	1,520	7	1944	Avg	7,200	N	N	4804 S SNOQUALMIE ST
11	2	983020	0495	04/29/13	\$449,000	\$467,000	1,580	7	2004	Avg	6,200	N	N	5124 S WILLOW ST
11	2	795030	0005	08/18/11	\$415,000	\$473,000	1,700	7	1907	Avg	6,356	Y	N	4009 42ND AVE S
11	2	415430	3760	08/02/11	\$601,600	\$687,000	1,730	7	1907	Good	7,650	N	N	4825 49TH AVE S
11	2	415430	4155	06/21/11	\$390,000	\$448,000	1,730	7	1923	Avg	7,200	N	N	4629 50TH AVE S
11	2	524980	1675	07/05/13	\$406,000	\$418,000	1,800	7	1909	Avg	9,600	Y	N	4610 45TH AVE S
11	2	524980	2955	11/21/12	\$345,000	\$367,000	2,060	7	1990	Avg	5,600	N	N	4229 49TH AVE S
11	2	795030	0310	07/05/12	\$545,000	\$592,000	2,160	7	1912	Good	6,000	N	N	4040 CASCADIA AVE S
11	2	524980	0050	10/30/13	\$698,988	\$706,000	2,250	7	1940	Good	7,200	Y	N	3920 42ND AVE S
11	2	415430	0050	01/30/12	\$423,000	\$470,000	1,130	8	1951	Avg	5,400	Y	N	3824 42ND AVE S
11	2	524980	3180	04/11/11	\$369,000	\$428,000	1,150	8	1949	Avg	7,200	Y	N	4915 50TH AVE S
11	2	415430	3190	07/02/13	\$725,000	\$746,000	1,290	8	1965	Avg	5,400	Y	N	4006 48TH AVE S
11	2	524980	2835	03/15/11	\$460,000	\$535,000	1,300	8	1930	Avg	3,000	Y	N	4804 S ADAMS ST
11	2	524980	2685	11/19/12	\$442,000	\$471,000	1,310	8	1955	Avg	7,200	Y	N	4120 47TH AVE S
11	2	415430	3405	08/06/13	\$610,000	\$624,000	1,360	8	1919	VGood	4,500	Y	N	4426 48TH AVE S
11	2	795030	0345	11/30/11	\$460,000	\$516,000	1,480	8	1963	Avg	6,000	Y	N	4020 CASCADIA AVE S
11	2	415430	2635	06/08/12	\$420,000	\$458,000	1,490	8	1988	Good	3,590	N	N	4711 S SNOQUALMIE ST
11	2	524980	1719	07/30/12	\$543,000	\$588,000	1,500	8	1909	Good	9,360	N	N	4625 46TH AVE S

Improved Sales Used in This Annual Update Analysis

Area 081 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bl dg Grade	Year Built/Ren	Cond	Lot Size	V i e w	Water-front	Situs Address
11	2	415430	2648	05/06/11	\$382,000	\$441,000	1,500	8	1988	Avg	3,600	N	N	4606 47TH AVE S
11	2	795030	0355	01/25/11	\$332,000	\$389,000	1,670	8	1929	Fair	5,000	Y	N	4014 CASCADIA AVE S
11	2	812110	0905	07/03/13	\$732,000	\$753,000	1,690	8	1945	VGood	7,070	N	N	3803 42ND AVE S
11	2	524980	2720	03/06/12	\$590,000	\$653,000	1,830	8	1956	Good	7,200	Y	N	4121 48TH AVE S
11	2	524980	3395	08/10/11	\$647,000	\$738,000	1,970	8	2006	Avg	7,080	N	N	4026 49TH AVE S
11	2	415430	4255	02/27/13	\$444,000	\$466,000	2,070	8	2000	Avg	3,600	N	N	4518 49TH AVE S
11	2	812110	1305	11/07/12	\$575,000	\$614,000	2,310	8	1921	Avg	4,635	N	N	3711 39TH AVE S
11	2	795030	2606	06/27/13	\$560,000	\$577,000	2,350	8	1998	Avg	3,240	Y	N	4011 S DAKOTA ST
11	2	795030	2785	04/13/12	\$511,000	\$562,000	1,390	9	2011	Avg	2,000	N	N	4124 CASCADIA AVE S
11	2	795030	2785	05/16/11	\$490,000	\$565,000	1,390	9	2011	Avg	2,000	N	N	4124 CASCADIA AVE S
11	2	795030	2789	05/04/11	\$527,500	\$610,000	1,524	9	2011	Avg	3,000	N	N	4126 CASCADIA AVE S
11	2	415430	3895	07/24/11	\$648,150	\$741,000	2,100	9	1971	Avg	7,200	Y	N	4927 49TH AVE S
11	2	415430	3685	08/11/12	\$663,523	\$717,000	2,480	9	2003	Avg	5,603	Y	N	4818 48TH AVE S
11	2	110200	0109	02/01/11	\$550,000	\$644,000	2,600	9	2007	Avg	7,681	N	N	5133 S MORGAN ST
11	2	110200	0105	05/17/11	\$510,000	\$588,000	2,890	9	2007	Avg	8,556	N	N	5129 S MORGAN ST
11	2	524980	0058	12/13/11	\$765,000	\$857,000	2,920	9	1988	Avg	7,200	Y	N	3933 43RD AVE S
11	2	110200	0113	11/14/11	\$585,000	\$658,000	2,950	9	2007	Avg	8,162	N	N	5137 S MORGAN ST
11	2	110200	0107	01/20/11	\$590,000	\$692,000	2,980	9	2007	Avg	7,681	N	N	5131 S MORGAN ST
11	2	524980	3380	03/30/13	\$1,260,000	\$1,316,000	2,750	1	2003	Avg	7,177	Y	N	4010 49TH AVE S
11	3	524980	1929	07/25/13	\$800,000	\$820,000	1,730	8	1956	Avg	5,376	Y	N	3807 LAKE WASHINGTON
11	5	795030	3535	07/24/12	\$210,000	\$228,000	640	6	1908	Avg	3,060	N	N	4430 38TH AVE S
11	5	795030	3420	08/08/13	\$215,000	\$220,000	670	6	1937	Avg	7,070	N	N	4418 39TH AVE S
11	5	795030	0510	06/19/12	\$375,000	\$409,000	800	6	1908	Avg	6,060	N	N	4036 39TH AVE S
11	5	812110	0040	12/20/12	\$278,200	\$295,000	870	6	1948	Avg	3,960	N	N	3837 38TH AVE S
11	5	795030	2245	06/21/11	\$349,000	\$401,000	880	6	1915	VGood	6,120	N	N	4161 39TH AVE S
11	5	795030	3565	07/23/12	\$235,000	\$255,000	900	6	1909	Avg	3,060	N	N	4410 38TH AVE S
11	5	812110	0015	01/15/13	\$350,000	\$370,000	1,070	6	1917	Good	3,713	Y	N	3851 38TH AVE S
11	5	795030	0685	04/20/12	\$340,500	\$374,000	1,280	6	1919	Good	6,120	Y	N	4044 38TH AVE S

Improved Sales Used in This Annual Update Analysis

Area 081 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bl dg Grade	Year Built/Ren	Cond	Lot Size	V i e w	Water-front	Situs Address
11	5	795030	3316	12/23/13	\$313,950	\$314,000	770	7	1906	Good	3,000	N	N	4009 S GENESEE ST
11	5	795030	3965	06/13/12	\$341,500	\$372,000	780	7	1908	VGood	6,120	N	N	4531 39TH AVE S
11	5	795030	3080	06/25/13	\$401,000	\$413,000	860	7	1952	VGood	4,141	N	N	4411 42ND AVE S
11	5	812110	0050	04/19/13	\$405,000	\$422,000	890	7	1948	Good	3,960	N	N	3829 38TH AVE S
11	5	812110	0135	07/20/13	\$349,950	\$359,000	900	7	1925	VGood	3,858	Y	N	3822 37TH AVE S
11	5	795030	3290	04/04/13	\$400,000	\$417,000	1,030	7	1951	VGood	3,500	N	N	4420 CASCADIA AVE S
11	5	812110	0070	03/29/12	\$392,500	\$433,000	1,090	7	1925	Good	5,940	N	N	3819 38TH AVE S
11	5	795030	4190	10/01/13	\$376,500	\$382,000	1,090	7	1910	Good	3,000	N	N	4506 CASCADIA AVE S
11	5	795030	0620	07/14/11	\$302,000	\$346,000	1,090	7	1906	Good	3,060	N	N	4029 39TH AVE S
11	5	570000	3060	07/26/11	\$420,200	\$480,000	1,100	7	1989	Good	3,287	N	N	3706 S COURT ST
11	5	795030	3170	12/20/12	\$332,500	\$353,000	1,160	7	1946	Avg	6,300	N	N	4408 41ST AVE S
11	5	812110	0375	07/03/12	\$275,000	\$299,000	1,190	7	1947	Good	6,180	N	N	3844 38TH AVE S
11	5	812110	0146	08/31/11	\$320,000	\$364,000	1,240	7	1983	Good	2,878	N	N	3834 37TH AVE S
11	5	795030	3165	06/26/13	\$431,000	\$444,000	1,280	7	1946	VGood	6,300	N	N	4414 41ST AVE S
11	5	570000	3075	06/30/11	\$425,000	\$487,000	1,400	7	1923	Good	3,001	N	N	3625 38TH AVE S
11	5	795030	0560	04/22/11	\$447,500	\$518,000	1,480	7	1924	Good	3,838	N	N	4006 39TH AVE S
11	5	812110	1450	08/27/12	\$419,000	\$452,000	1,490	7	1927	VGood	6,621	N	N	3720 37TH AVE S
11	5	795030	2285	04/03/13	\$290,000	\$303,000	1,600	7	1998	Avg	3,060	N	N	4154 38TH AVE S
11	5	812110	0275	07/09/13	\$426,700	\$439,000	1,610	7	1937	Avg	6,180	N	N	3815 39TH AVE S
11	5	812110	1345	12/07/12	\$460,000	\$489,000	1,690	7	1919	Good	4,635	N	N	3710 38TH AVE S
11	5	795030	3915	07/23/13	\$446,000	\$458,000	1,290	8	2004	Avg	3,060	N	N	4501 39TH AVE S
11	5	795030	0390	08/13/13	\$499,500	\$511,000	1,430	8	1909	VGood	4,500	N	N	4007 CASCADIA AVE S
11	5	812110	0265	07/10/13	\$320,000	\$329,000	1,500	8	1948	Good	6,180	N	N	3821 39TH AVE S
11	5	812110	0315	12/16/13	\$540,000	\$541,000	1,530	8	1967	VGood	6,180	N	N	3808 38TH AVE S
11	5	795030	0625	02/21/13	\$496,000	\$521,000	1,900	8	2010	Avg	3,060	N	N	4031 39TH AVE S
11	5	812110	1360	08/20/13	\$655,000	\$669,000	2,090	8	1921	VGood	4,635	N	N	3718 38TH AVE S
11	5	795030	0470	07/18/13	\$661,000	\$679,000	2,660	8	1910	VGood	6,000	N	N	4055 CASCADIA AVE S
11	5	812110	0155	11/22/11	\$592,000	\$665,000	1,920	1	2006	Avg	2,868	Y	N	3844 37TH AVE S

Improved Sales Removed in This Annual Update Analysis

Area 081 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	9	167840	0054	04/30/13	\$1,233,577	BANKRUPTCY-RECIEVER OR TRUSTEE
4	9	167840	0056	05/31/12	\$1,013,754	NO MARKET EXPOSURE; FORCED SALE
4	9	167840	0056	10/03/12	\$759,900	NO MARKET EXPOSURE; FORCED SALE
4	9	222040	0160	11/18/11	\$499,900	SAS DIAGNOSTIC OUTLIER
4	9	222040	0190	10/25/13	\$681,000	PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	9	222040	0195	01/23/13	\$451,250	IMP CHAR. CHANGED SINCE SALE: ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	9	222040	0200	07/31/12	\$628,000	PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	9	405820	1525	03/26/13	\$602,000	BANKRUPTCY-RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
4	9	712930	1265	10/31/12	\$210,000	DOR RATIO;IMP COUNT;PARTIAL INTEREST (1/3, 1/2, Etc.)
4	9	712930	1265	10/29/12	\$390,000	DOR RATIO;IMP COUNT;PARTIAL INTEREST (1/3, 1/2, Etc.)
4	9	712930	1680	08/23/13	\$740,000	OBSOL;STATEMENT TO DOR
4	9	756760	0080	05/12/11	\$1,395,000	IMP COUNT;NO MARKET EXPOSURE; MULTI-PARCEL SALE
4	9	806900	0105	10/17/11	\$825,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
4	9	807300	0650	02/25/11	\$600,000	PREVIMP<=25K
6	1	110900	0375	06/28/12	\$282,431	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
6	1	110900	0385	04/27/12	\$256,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
6	1	123100	0380	01/28/13	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	1	333600	1865	08/27/13	\$135,000	DOR RATIO
6	1	333600	2035	04/09/12	\$272,500	SAS DIAGNOSTIC OUTLIER
6	1	333600	2100	10/10/12	\$480,500	NO MARKET EXPOSURE; FORCED SALE; Sale price updated by Sales ID group
6	1	333600	2145	10/27/11	\$300,000	%NETCOND
6	1	333600	2160	09/20/13	\$205,000	DOR RATIO
6	1	352404	9005	09/07/12	\$465,000	NO MARKET EXPOSURE; FORCED SALE
6	1	352404	9008	05/22/12	\$310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	1	352404	9044	10/17/13	\$195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	1	352404	9083	07/16/13	\$389,500	BANKRUPTCY-RECIEVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6	1	352404	9188	08/22/13	\$390,000	SAS DIAGNOSTIC OUTLIER
6	1	352404	9190	09/07/12	\$372,000	NO MARKET EXPOSURE; FORCED SALE
6	1	352404	9191	09/07/12	\$488,250	NO MARKET EXPOSURE; FORCED SALE



Improved Sales Removed in This Annual Update Analysis

Area 081 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	1	941240	0085	04/18/12	\$328,000	DOR RATIO
6	1	941290	0055	04/25/11	\$235,000	SAS DIAGNOSTIC OUTLIER
6	2	110200	0165	01/31/11	\$300,000	BOX PLOT
6	2	110200	0290	02/24/11	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
6	2	110200	0631	11/17/12	\$510,000	OBSOL
6	2	110200	1113	10/25/12	\$445,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
6	2	110200	1117	09/07/12	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	2	110200	1223	06/25/13	\$733,000	BANKRUPTCY - RECEIVER OR TRUSTEE
6	2	232404	9031	12/26/12	\$236,300	NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX
6	2	262404	9007	11/07/13	\$450,000	SAS DIAGNOSTIC OUTLIER
6	2	262404	9025	05/15/12	\$405,000	NON-REPRESENTATIVE SALE
6	2	262404	9035	10/31/13	\$280,000	NO MARKET EXPOSURE; IMP CHAR. CHANGED SINCE SALE
6	2	262404	9089	05/17/13	\$2,510,000	OBSOL;PREVIMP<=25K
6	2	321420	0045	09/08/11	\$225,000	SAS DIAGNOSTIC OUTLIER
6	2	321420	0070	05/07/13	\$195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; GOV.; EXEMPT FROM EXCISE TAX
6	2	321420	0070	10/23/12	\$202,500	NO MARKET EXPOSURE; FORCED SALE; Sale price updated by Sales ID group
6	2	372380	0203	04/27/11	\$445,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER
6	2	372380	0230	05/17/12	\$608,000	IMP COUNT; IMP. CHARACTERISTICS CHANGED SINCE SALE
6	2	372380	0242	12/13/13	\$515,000	RELOCATION - SALE TO SERVICE
6	2	372380	0418	03/31/11	\$288,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
6	2	415430	4885	03/11/11	\$350,000	SAS DIAGNOSTIC OUTLIER
6	2	524980	3800	09/23/13	\$515,950	RELOCATION - SALE TO SERVICE
6	2	524980	3875	01/09/12	\$410,000	CORPORATE AFFILIATES; EXEMPT FROM EXCISE TAX
6	2	524980	3875	01/09/12	\$410,000	SEGREGATION AND/OR MERGER
6	2	524980	4090	05/09/13	\$700,000	SEGREGATION AND/OR MERGER
6	2	524980	4462	06/18/12	\$735,000	RELOCATION - SALE TO SERVICE
6	2	689630	0055	04/17/13	\$435,000	ACTIVE PERMIT BEFORE SALE>25K
6	2	689630	0275	12/04/13	\$710,000	PREVIMP<=25K;STATEMENT TO DOR
6	2	883540	0270	05/06/13	\$583,000	AUCTION SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE



Improved Sales Removed in This Annual Update Analysis

Area 081 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	2	883540	0270	12/09/13	\$925,000	NO MARKET EXPOSURE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
6	2	883540	0365	02/29/12	\$315,000	DOR RATIO;CORPORATE AFFILIATES; IMP. CHAR. CHANGED SINCE SALE
6	2	883540	0365	02/12/12	\$315,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
6	2	883540	0365	03/17/11	\$410,000	FORCED SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
6	2	883590	0215	10/01/12	\$550,000	NON-REPRESENTATIVE SALE; SHORT SALE;
6	2	883640	0030	12/23/13	\$739,900	ACTIVE PERMIT BEFORE SALE>25K
6	2	895290	0055	02/12/13	\$849,900	SAS DIAGNOSTIC OUTLIER
6	2	895290	0090	12/24/12	\$387,950	DOR RATIO;ASSUMPTION OF MORTGAGE W/NO ADDL CONSIDERATION PD
6	2	895290	0105	12/09/11	\$800,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	2	941240	0165	11/09/11	\$1,515,000	IMP COUNT
6	2	941240	0165	10/28/11	\$1,000,000	IMP COUNT
6	2	941240	0207	08/16/13	\$517,000	BANKRUPTCY-RECEIVER OR TRUSTEE
6	2	983020	0375	09/29/11	\$520,000	SAS DIAGNOSTIC OUTLIER
6	3	524980	4315	08/24/12	\$715,000	OBSOL
6	3	524980	4342	03/06/13	\$885,000	SAS DIAGNOSTIC OUTLIER
6	3	524980	4360	01/24/13	\$411,400	OBSOL
6	3	524980	5050	05/09/11	\$517,500	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	1	088300	0075	04/26/11	\$205,000	SAS DIAGNOSTIC OUTLIER
11	1	110500	0240	10/23/12	\$245,200	IMP COUNT
11	1	110500	0310	07/06/11	\$152,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
11	1	110500	0315	05/31/12	\$6,000	DOR RATIO
11	1	110500	0363	05/26/11	\$185,000	SAS DIAGNOSTIC OUTLIER
11	1	110500	0369	05/26/11	\$197,000	SAS DIAGNOSTIC OUTLIER
11	1	110500	0371	06/20/11	\$195,000	SAS DIAGNOSTIC OUTLIER
11	1	110500	0373	06/20/11	\$189,000	SAS DIAGNOSTIC OUTLIER
11	1	110500	0377	07/28/11	\$192,500	SAS DIAGNOSTIC OUTLIER
11	1	110500	0379	02/02/11	\$192,000	SAS DIAGNOSTIC OUTLIER
11	1	110500	0570	07/20/13	\$350,000	OBSOL;UNFIN AREA
11	1	110500	0579	01/26/11	\$145,200	DOR RATIO;STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE



Improved Sales Removed in This Annual Update Analysis

Area 081 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
11	1	110500	0589	05/18/12	\$258,000	SAS DIAGNOSTIC OUTLIER
11	1	110900	0285	10/21/13	\$215,000	SAS DIAGNOSTIC OUTLIER
11	1	110900	0435	03/27/13	\$370,361	FORCED SALE; NO MARKET EXPOSURE
11	1	111200	0031	08/20/12	\$396,591	BANKRUPTCY-RECEIVER OR TRUSTEE
11	1	111200	0070	06/07/11	\$308,950	IMP COUNT
11	1	111200	0096	09/18/12	\$211,982	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
11	1	170290	0530	03/29/12	\$134,000	DOR RATIO;NO MARKET EXPOSURE
11	1	170290	0730	03/29/11	\$450,000	ACTIVE PERMIT BEFORE SALE>25K;IMP COUNT
11	1	170290	0930	03/22/12	\$398,000	PREVIMP<=25K
11	1	170290	0940	07/17/13	\$360,000	PREVIMP<=25K
11	1	170290	1200	09/27/12	\$440,000	IMP COUNT
11	1	170290	1632	05/30/12	\$114,946	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
11	1	170490	0004	08/17/12	\$216,000	NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX
11	1	170490	0365	07/30/13	\$400,000	NO MARKET EXPOSURE
11	1	170490	0470	03/21/13	\$121,500	FORCED SALE; GOVERNMENT AGENCY; FINANCIAL INSTITUTION RESALE
11	1	170540	0255	11/02/12	\$150,000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	1	170540	0340	06/07/11	\$199,990	DOR RATIO
11	1	170540	0575	03/20/13	\$287,000	AUCTION SALE, EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
11	1	262404	9049	02/22/13	\$250,000	SAS DIAGNOSTIC OUTLIER
11	1	272404	9204	01/27/12	\$135,000	DOR RATIO;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
11	1	272404	9230	12/17/13	\$233,859	FORCED SALE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
11	1	276020	0021	07/18/13	\$100,000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	1	276020	0035	02/23/12	\$215,199	SAS DIAGNOSTIC OUTLIER
11	1	314560	0095	05/25/11	\$225,400	SALE DATA DOES NOT MATCH IMP CHARACTERISTICS
11	1	314560	0250	08/24/11	\$145,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
11	1	333050	0045	01/04/11	\$214,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	1	333050	0165	03/24/11	\$305,000	IMP COUNT;IMP. CHARACTERISTICS CHANGED SINCE SALE
11	1	333050	0180	03/08/12	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	1	333050	0190	05/26/11	\$180,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE



Improved Sales Removed in This Annual Update Analysis

Area 081 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
11	1	333050	0770	10/31/13	\$350,914	NO MARKET EXPOSURE; FORCED SALE; GOVERNMENT AGENCY
11	1	333050	0925	02/22/13	\$90,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
11	1	333050	1010	10/09/13	\$244,272	IMP COUNT
11	1	333050	1550	10/01/12	\$213,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	1	333050	1570	06/19/12	\$190,000	SAS DIAGNOSTIC OUTLIER
11	1	333150	0195	10/06/11	\$225,000	OBSOL
11	1	333150	0495	11/15/11	\$178,000	SAS DIAGNOSTIC OUTLIER
11	1	333150	0680	05/25/11	\$81,410	DOR RATIO;QUIT CLAIM DEED
11	1	333200	0115	06/07/11	\$268,500	NO MARKET EXPOSURE
11	1	333200	0130	07/19/13	\$245,751	FORCED SALE; IMP. CHAR. CHANGED SINCE SALE
11	1	333200	0326	02/16/11	\$205,000	SAS DIAGNOSTIC OUTLIER
11	1	333200	0361	04/23/13	\$170,000	FORCED SALE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
11	1	333200	0370	03/19/13	\$229,150	IMP COUNT
11	1	333200	0635	05/23/13	\$169,000	DOR RATIO;NO MARKET EXPOSURE;MULTI-PARCEL SALE
11	1	333400	0007	03/27/13	\$372,067	NO MARKET EXPOSURE; FORCED SALE
11	1	333400	0015	12/15/11	\$174,967	NO MARKET EXPOSURE; FORCED SALE
11	1	333400	0070	09/26/12	\$282,000	NO MARKET EXPOSURE; FORCED SALE
11	1	392990	0110	10/19/11	\$126,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
11	1	410960	0195	11/01/11	\$225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
11	1	410960	0325	04/13/11	\$429,000	IM.P CHARACTERISTICS CHANGED SINCE SALE
11	1	411210	0150	10/31/13	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
11	1	415430	0465	07/23/13	\$400,000	NO MARKET EXPOSURE; SEGREGATION AND/OR MERGER
11	1	415430	2215	07/27/11	\$325,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	1	415430	2325	03/06/12	\$411,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
11	1	415430	2325	12/07/11	\$419,426	NO MARKET EXPOSURE; FORCED SALE; FINANCIAL INSTITUTION RESALE
11	1	524980	0685	07/23/13	\$182,109	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
11	1	524980	1325	08/07/13	\$14,730	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
11	1	526630	0155	08/27/13	\$385,000	OBSOL
11	1	558320	0020	07/03/13	\$522,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER;



Improved Sales Removed in This Annual Update Analysis

Area 081 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
11	1	558320	0155	11/01/11	\$200,000	SAS DIAGNOSTIC OUTLIER
11	1	558320	0395	02/21/13	\$104,176	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
11	1	558320	0425	10/07/13	\$220,000	SAS DIAGNOSTIC OUTLIER
11	1	558320	0425	05/30/13	\$283,600	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
11	1	558320	0425	05/22/13	\$275,900	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
11	1	564960	0015	09/27/13	\$450,000	NO MARKET EXPOSURE
11	1	786600	0100	11/15/11	\$125,000	DOR RATIO;NO MARKET EXPOSURE
11	1	786600	0110	08/07/12	\$171,001	DOR RATIO;NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX
11	1	786600	0120	05/18/11	\$202,000	NO MARKET EXPOSURE
11	1	786600	0158	03/04/13	\$296,145	BANKRUPTCY-RECIEVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	1	786600	0158	10/21/13	\$181,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
11	1	786600	0158	04/02/13	\$231,720	NO MARKET EXPOSURE; GOVERNMENT AGENCY
11	1	811310	0932	12/17/12	\$155,000	DOR RATIO;AFFORDABLE HOUSING SALES
11	1	811310	0932	05/22/12	\$128,699	DOR RATIO;FINANCIAL INSTITUTION RESALE
11	1	811310	0932	01/09/12	\$175,000	NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX
11	1	811310	1177	02/16/12	\$255,500	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE
11	1	811310	1232	02/22/12	\$250,000	RELOCATION - SALE TO SERVICE
11	1	811310	1320	09/21/12	\$288,000	RELATED PARTY, FRIEND, OR NEIGHBOR
11	1	811310	1328	11/21/12	\$225,000	SAS DIAGNOSTIC OUTLIER
11	1	811360	0115	02/23/12	\$113,807	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
11	1	870710	0020	10/03/11	\$100,000	PREVIMP<=25K
11	1	885778	0170	12/03/13	\$239,000	SAS DIAGNOSTIC OUTLIER
11	2	110200	0111	12/12/12	\$350,000	NO MARKET EXPOSURE; PARTIAL INTEREST (1/3, 1/2, Etc.); STATEMENT TO DOR
11	2	415430	2090	09/11/12	\$231,000	NON-REPRESENTATIVE SALE; SHORT SALE
11	2	415430	2135	02/26/13	\$320,000	RELATED PARTY, FRIEND, OR NEIGHBOR
11	2	415430	2865	07/11/13	\$167,800	DOR RATIO;QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; STATEMENT TO DOR
11	2	415430	3250	03/14/11	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; STATEMENT TO DOR
11	2	415430	3596	02/25/13	\$440,000	NO MARKET EXPOSURE
11	2	415430	3660	04/25/12	\$321,000	PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR



Improved Sales Removed in This Annual Update Analysis

Area 081 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
11	2	415430	3775	05/06/13	\$351,000	BANKRUPTCY-RECIEVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	2	524980	2390	11/10/11	\$121,000	DOR RATIO IMP. CHARACTERISTICS CHANGED SINCE SALE
11	2	524980	3250	07/22/13	\$260,000	PREVIMP<=25K
11	2	524980	3250	07/02/12	\$220,000	PREVIMP<=25K
11	2	524980	3280	09/15/11	\$212,000	SAS DIAGNOSTIC OUTLIER
11	2	812110	0685	08/28/11	\$425,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
11	2	812110	1005	08/01/13	\$325,000	NO MARKET EXPOSURE
11	2	812110	1075	04/25/13	\$550,000	ACTIVE PERMIT BEFORE SALE>25K
11	2	812110	1130	03/29/11	\$513,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	2	983020	0060	12/04/12	\$180,000	NO MARKET EXPOSURE
11	2	983020	0135	12/20/13	\$305,500	ACTIVE PERMIT BEFORE SALE>25K; RELATED PARTY, FRIEND, OR NEIGHBOR
11	2	983020	0415	04/11/13	\$242,000	SAS DIAGNOSTIC OUTLIER
11	2	983020	0425	10/24/12	\$325,000	OBSOL
11	5	795030	0645	11/07/13	\$141,105	DOR RATIO
11	5	795030	0670	03/02/12	\$164,750	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
11	5	795030	3130	05/23/11	\$182,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
11	5	795030	3290	12/04/12	\$246,100	NO MARKET EXPOSURE; FORCED SALE
11	5	795030	3395	02/22/13	\$185,000	NO MARKET EXPOSURE; SEGREGATION AND/OR MERGER
11	5	795030	3640	08/08/12	\$292,000	NO MARKET EXPOSURE; FORCED SALE
11	5	795030	3965	01/25/12	\$134,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
11	5	812110	0205	01/18/11	\$239,982	QUIT CLAIM DEED; STATEMENT TO DOR
11	5	812110	0315	07/05/13	\$376,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
11	5	812110	1450	03/26/12	\$298,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER

Vacant Sales Used in this Annual Update Analysis Area 081

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
6	2	372380	0429	11/12/12	\$280,000	5,760	No	No
6	2	883540	0585	09/07/11	\$465,000	8,100	No	No
6	2	883590	0165	08/13/12	\$230,000	8,400	No	No
11	1	170290	0085	03/06/12	\$134,000	3,900	Yes	No
11	1	333150	0705	06/14/12	\$130,000	3,090	No	No
11	1	415430	0334	06/16/11	\$145,000	6,600	No	No
11	1	524980	0583	11/08/11	\$135,750	4,531	No	No
11	1	524980	1615	10/06/11	\$205,790	6,000	No	No
11	5	812110	0570	05/14/13	\$215,000	6,180	No	No
11	5	812110	1451	09/19/12	\$110,000	5,015	No	No

Vacant Sales Removed in this Annual Update Analysis Area 081

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	9	222040	0192	8/24/11	\$3,000	NO MARKET EXPOSURE
4	9	712930	2740	8/14/13	\$299,999	NO MARKET EXPOSURE
6	2	941240	0166	11/29/12	\$50,000	CORPORATE AFFILIATES
6	2	941240	0178	2/13/12	\$280,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
11	1	110900	0168	12/27/12	\$35,000	NO MARKET EXPOSURE
11	1	262404	9044	12/12/12	\$75,000	NO MARKET EXPOSURE
11	1	333200	0460	8/28/13	\$260,000	NO MARKET EXPOSURE
11	1	811310	0932	12/17/12	\$55,000	AFFORDABLE HOUSING SALES
11	1	811310	1250	8/17/12	\$150,331	FORCED SALE
11	1	811360	0004	7/15/13	\$87,000	NO MARKET EXPOSURE
11	2	524980	2355	8/10/13	\$50,000	NO MARKET EXPOSURE

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

This mass appraisal report is intended for use by the public, King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others for other purposes is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a mass appraisal report as stated in USPAP SR 6-8. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.

The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The Revaluation Plan is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65).

The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Retrospective market values are reported herein because the date of the report is subsequent to the effective date of valuation. The analysis reflects market conditions that existed on the effective date of appraisal.

Highest and Best Use

RCW 84.40.030

All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.

An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.



WAC 458-07-030 (3) True and fair value -- Highest and best use.

Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922))

The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

RCW 84.36.005

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law.

RCW 36.21.080

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year.

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date of valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.

Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914)

...the entire [fee] estate is to be assessed and taxed as a unit...

Folsom v. Spokane County, 111 Wn. 2d 256 (1988)

...the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee...

The Dictionary of Real Estate Appraisal, 3rd Addition, Appraisal Institute.

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Assumptions and Limiting Conditions:

1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.
2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.
3. No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.
4. Rental areas herein discussed have been calculated in accord with generally accepted industry standards.
5. The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.
6. The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.
7. The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.



8. No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.
9. Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
10. The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.
11. An attempt to segregate personal property from the real estate in this appraisal has been made.
12. Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.
13. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.
14. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.
15. Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.

Scope of Work Performed:

Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement by law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.

Certification:

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.
- The individuals listed below were part of the "appraisal team" and provided significant real property appraisal assistance to the person signing this certification. Any services regarding the subject area performed by the appraiser within the prior three years, as an appraiser or in any other capacity is listed adjacent their name.

None

Any services regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity is listed below:

To the best of my knowledge the following services were performed by me within the subject area in the last three years:

- Annual Update Model Development and Report Preparation
- Data Collection
- Sales Verification
- Appeals Response Preparation / Review
- Land and total Valuation
- New Construction Evaluation

Hasan Anderson

8/19/2014

Appraiser II

Date